

# 1015 STILLWATER , MIAMI BEACH

MIAMI BEACH DRB22-0853 - FINAL SUBMITTAL

NEW 2 STORY HOME  
1'-0" HEIGHT VARIANCE



MIAMI BEACH - FINAL SUBMITTAL  
1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.11.2022

**PRESCHEL + BASSAN  
STUDIO**  
800 SE 4TH AVE. SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHELBASSAN.COM

A-0



INDEX

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.II.2022

INDEX

ZONING INFORMATION\_\_\_\_\_ A.01  
LOCATION MAP \_\_\_\_\_ A.02  
EXISTING CONDITIONS \_\_\_\_\_ A.03  
EXISTING CONDITIONS - NEIGHBORING SITES \_\_\_\_\_ A.04  
UNIT SIZE DIAGRAM - UNDERSTORY \_\_\_\_\_ A.05  
UNIT SIZE DIAGRAM - FIRST FLOOR \_\_\_\_\_ A.06  
UNIT SIZE DIAGRAM - SECOND FLOOR \_\_\_\_\_ A.07  
ZONING DATA - LOT COVERAGE DIAGRAM \_\_\_\_\_ A.08  
UNDERSTORY DIAGRAM \_\_\_\_\_ A.09  
OPEN SPACE DIAGRAM \_\_\_\_\_ A.10  
HEIGHT WAIVER DIAGRAM \_\_\_\_\_ A.11  
SITE PLAN \_\_\_\_\_ A.12  
UNDERSTORY FLOOR PLAN \_\_\_\_\_ A.13  
FIRST FLOOR PLAN \_\_\_\_\_ A.14  
SECOND FLOOR PLAN \_\_\_\_\_ A.15  
ROOF PLAN \_\_\_\_\_ A.16  
NORTH/SOUTH ELEVATIONS \_\_\_\_\_ A.17  
EAST/WEST ELEVATIONS \_\_\_\_\_ A.18  
SOUTH ELEVATION \_\_\_\_\_ A.19  
NORTH ELEVATION \_\_\_\_\_ A.20  
WEST ELEVATION \_\_\_\_\_ A.21  
EAST ELEVATION \_\_\_\_\_ A.22  
DIAGRAMATIC SECTIONS \_\_\_\_\_ A.23  
YARD ELEVATION SECTIONS \_\_\_\_\_ A.24  
YARD ELEVATION SECTIONS \_\_\_\_\_ A.25

AXONOMETRIC VIEW-EAST \_\_\_\_\_ A.26  
AXONOMETRIC VIEW-WEST \_\_\_\_\_ A.27  
FRONT VIEW \_\_\_\_\_ A.28  
BACK VIEW \_\_\_\_\_ A.29  
BACK VIEW \_\_\_\_\_ A.30  
BLACK AND WHITE RENDERINGS \_\_\_\_\_ A.31  
BLACK AND WHITE RENDERINGS \_\_\_\_\_ A.32  
TREE DISPOSITION PLAN \_\_\_\_\_ LA.00  
LANDSCAPE PLAN \_\_\_\_\_ LA.01  
LANDSCAPE DETAILS \_\_\_\_\_ LA.02  
LANDSCAPE ELEVATIONS \_\_\_\_\_ LA.03  
LANDSCAPE ELEVATIONS \_\_\_\_\_ LA.04  
SURVEY \_\_\_\_\_



PRESCHEL + BASSAN  
STUDIO

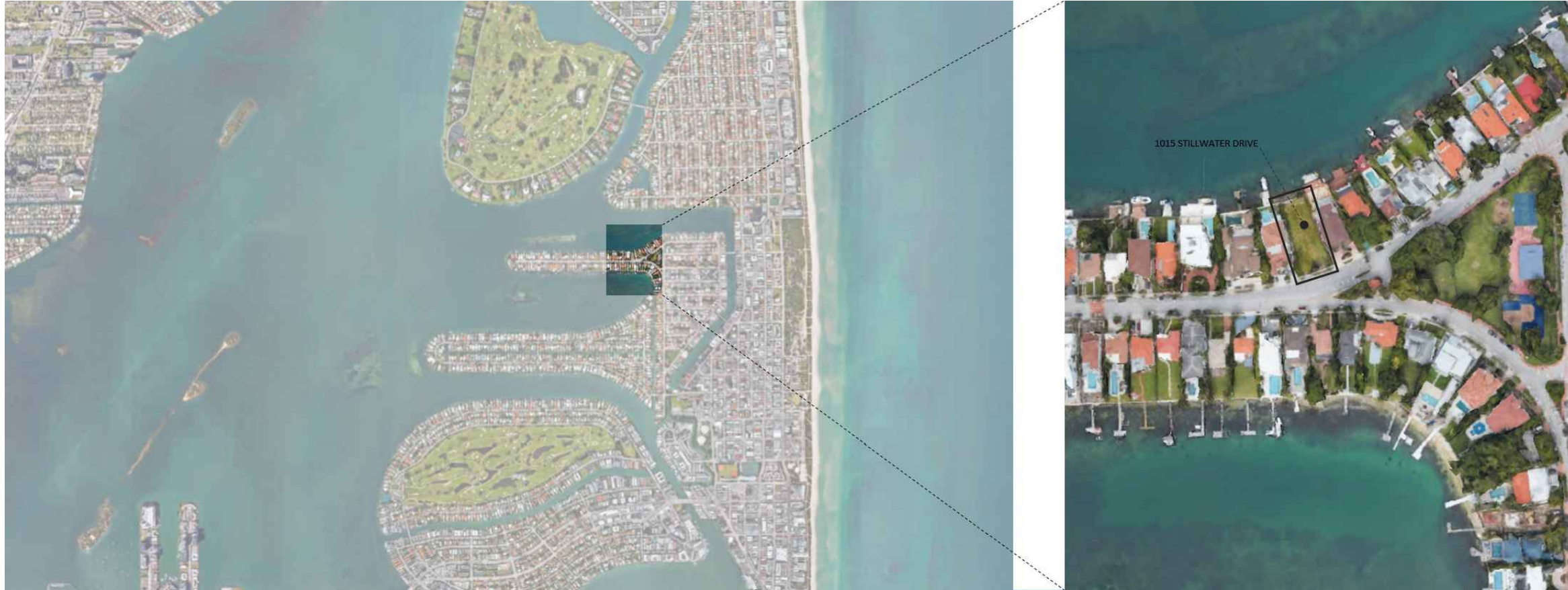
800 SE 4TH AVE., SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHELBASSAN.COM

ITEM #	PROJECT INFORMATION			
1	ADDRESS:	1015 STILLWATER DR, MIAMI BEACH, FLORIDA 33141.		
2	FOLIO NUMBER(S):	02-3203-011-1510		
3	BOARD AND FILE NUMBERS:			
4	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-4
5	BASE FLOOD ELEVATION:	8.00 FT	GRADE VALUE IN NGVD:	5.15 FT
6	ADJUSTED GRADE (FLOOD + GRADE/2):	6.57 FT	FREE BOARD:	13.00 FT
7	LOT AREA:	8,472 SQ.FT	FUTURE CROWN OF ROAD:	5.26 FT
8	LOT WITH:	60.33 FT	LOT DEPTH:	150.00 FT
9	MAX LOT COVERAGE SF AND %:	30% MAX - 2,542 SQ.FT	PROPOSED LOT COVERAGE SF AND %:	28.31% - 2,399 SQ.FT
10	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A
11	FRONT YARD OPEN SPACE SF AND %:	1,310.38 SQ.FT = 70.98%	REAR YARD OPEN SPACE SF AND %:	808.84 SQ.FT = 70.53%
12	MAX UNIT SIZE SF AND %:	50% MAX - 4,236 SQ.FT	PROPOSED UNIT SIZE SF AND %:	49.90% - 4,228 SQ.FT
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED UNDERSTORY UNIT SIZE SF AND %:	252 SQ.FT
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE SF AND %:	1,952 SQ.FT
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,024 SQ.FT
16			PROPOSED ROOF DECK AREA SF AND %:	N/A

ITEM #	ZONING INFORMATION / CALCULATIONS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24.00 FT	N/A	25.00 FT	
18	SETBACKS:				
19	FRONT:	30'-0"	N/A	30'0"	
20	EAST SIDE:	7'-7"	N/A	7'-6"	
21	WEST SIDE:	7'-7"	N/A	7'-6"	
22	REAR:	22'-6"	N/A	27'-3"	
23	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
25	ACCESORRY STRUCTURE REAR:	N/A	N/A	N/A	
26	SUM OF SIDE YARD:	15'-2"	N/A	15'-2"	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?			NO	
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			NO	
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			NO	
	ADDITIONAL DATA OR INFORMATION MUST BE PRESENTED IN THE FORMAT OUTLINED IN THIS SECTION				

**NOTE:**  
IF NOT APPLICABLE WRITE N/A





## LOCATION MAP

**1015 STILLWATER RESIDENCE**  
 1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
 FINAL SUBMITTAL  
 DATE: 07.II.2022



**PRESCHEL + BASSAN  
 STUDIO**

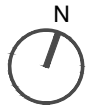
800 SE 4TH AVE., SUITE #616  
 HALLANDALE BEACH  
 FLORIDA, 33009  
 PH: 954.477.6750  
 INFO@PRESCHELBASSAN.COM

**A-02**





**00 LOCATION MAP**  
SCALE: N/A



**01 SOUTH FACADE (STREET VIEW)**  
SCALE: N/A



**02 SOUTH FACADE (AERIAL FRONT VIEW)**  
SCALE: N/A



**03 AERIAL VIEW (REAR VIEW)**  
SCALE: N/A



## EXISTING CONDITIONS

**1015 STILLWATER RESIDENCE**  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.II.2022

**PRESCHER + BASSAN  
STUDIO**  
800 SE 4TH AVE. SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHERBASSAN.COM

**A-03**





**00 LOCATION MAP**  
SCALE: N/A



**01 NEIGHBORING PROPERTIES EAST AND WEST (FRONT VIEW)**  
SCALE: N/A



**02 NEIGHBORING PROPERTIES EAST AND WEST (REAR VIEW)**  
SCALE: N/A



**03 NEIGHBORING PROPERTIES (AERIAL VIEW)**  
SCALE: N/A



**04 NEIGHBORING PROPERTIES (AERIAL VIEW)**  
SCALE: N/A



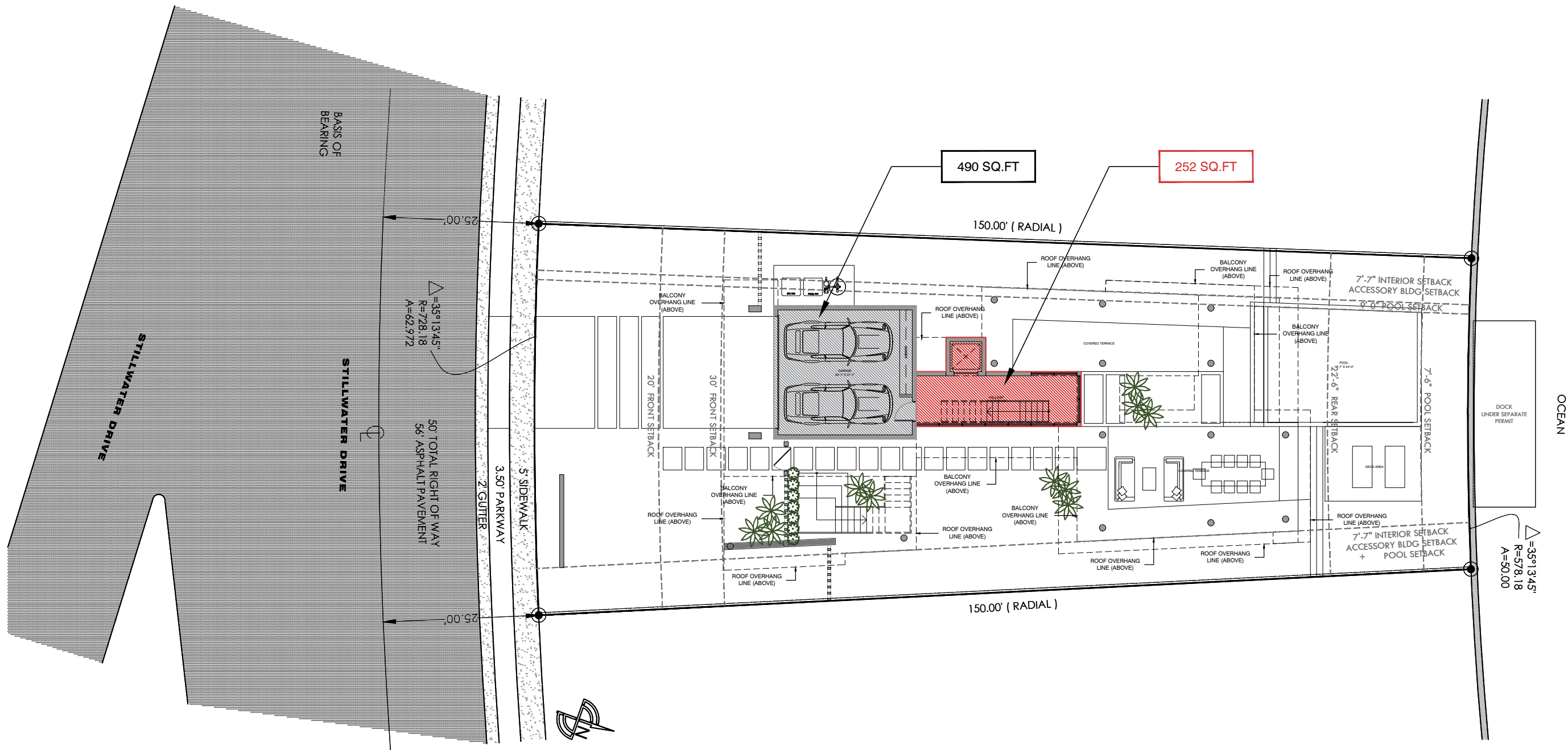
EXISTING CONDITIONS - NEIGHBORING PROPERTIES

**1015 STILLWATER RESIDENCE**  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.II.2022

**PRESCHEL + BASSAN  
STUDIO**  
800 SE 4TH AVE. SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHEL+BASSAN.COM

**A-04**





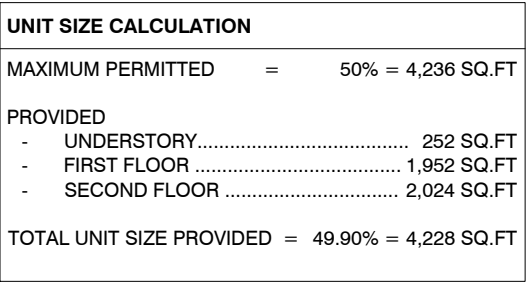
UNDERSTORY UNIT SIZE CALCULATION		
MAXIMUM PERMITTED	=	5% = 423.6 SQ.FT
PROVIDED		
- UNDERSTORY .....	2.97%	= 252 SQ.FT

UNIT SIZE CALCULATION		
MAXIMUM PERMITTED	=	50% = 4,236 SQ.FT
PROVIDED		
- UNDERSTORY .....	252 SQ.FT	
- FIRST FLOOR .....	1,952 SQ.FT	
- SECOND FLOOR .....	2,024 SQ.FT	
TOTAL UNIT SIZE PROVIDED	=	49.90% = 4,228 SQ.FT

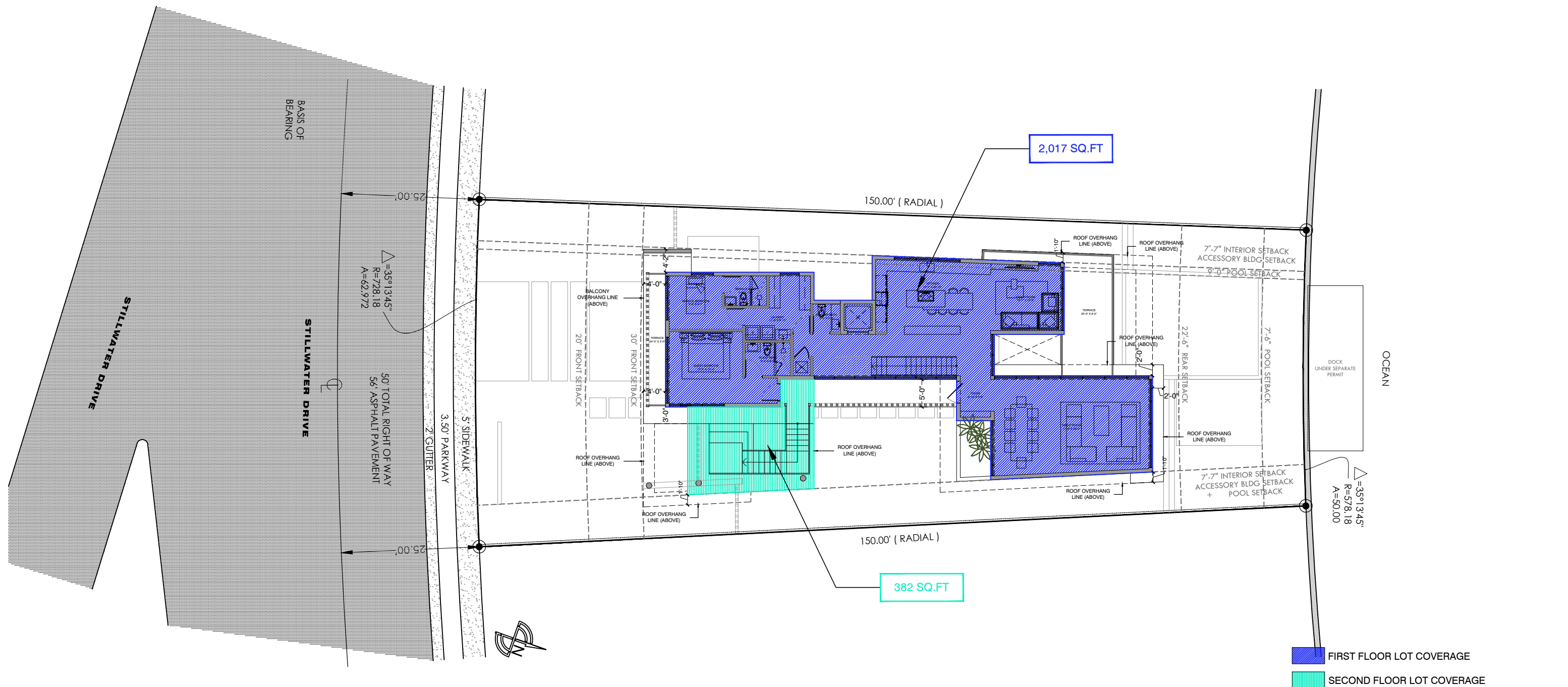




UNIT SIZE CALCULATION		
MAXIMUM PERMITTED	=	50% = 4,236 SQ.FT
PROVIDED		
- UNDERSTORY .....		252 SQ.FT
- FIRST FLOOR .....		1,952 SQ.FT
- SECOND FLOOR .....		2,024 SQ.FT
TOTAL UNIT SIZE PROVIDED	=	49.90% = 4,228 SQ.FT





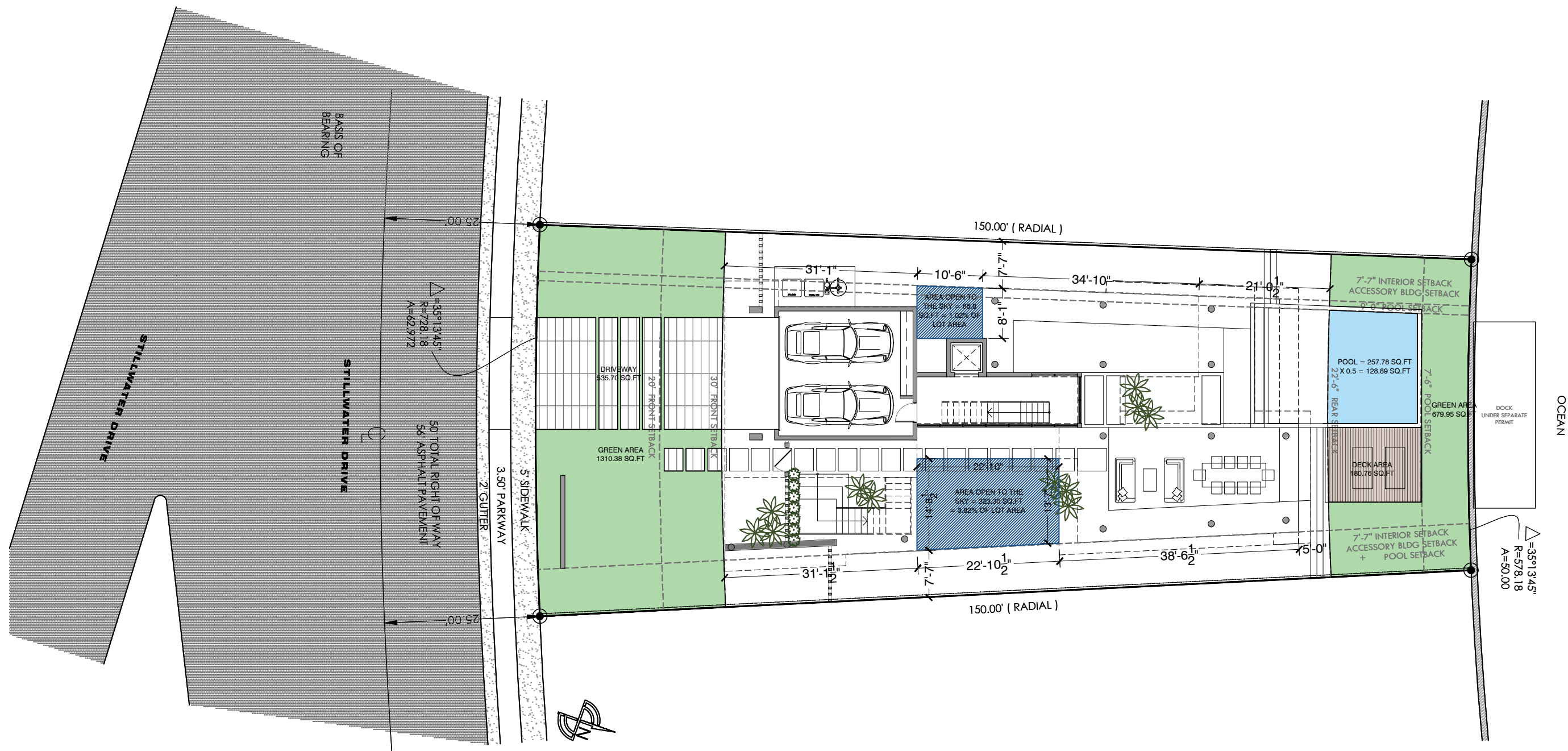


ZONING DATA - LOT COVERAGE DIAGRAM

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.11.2022

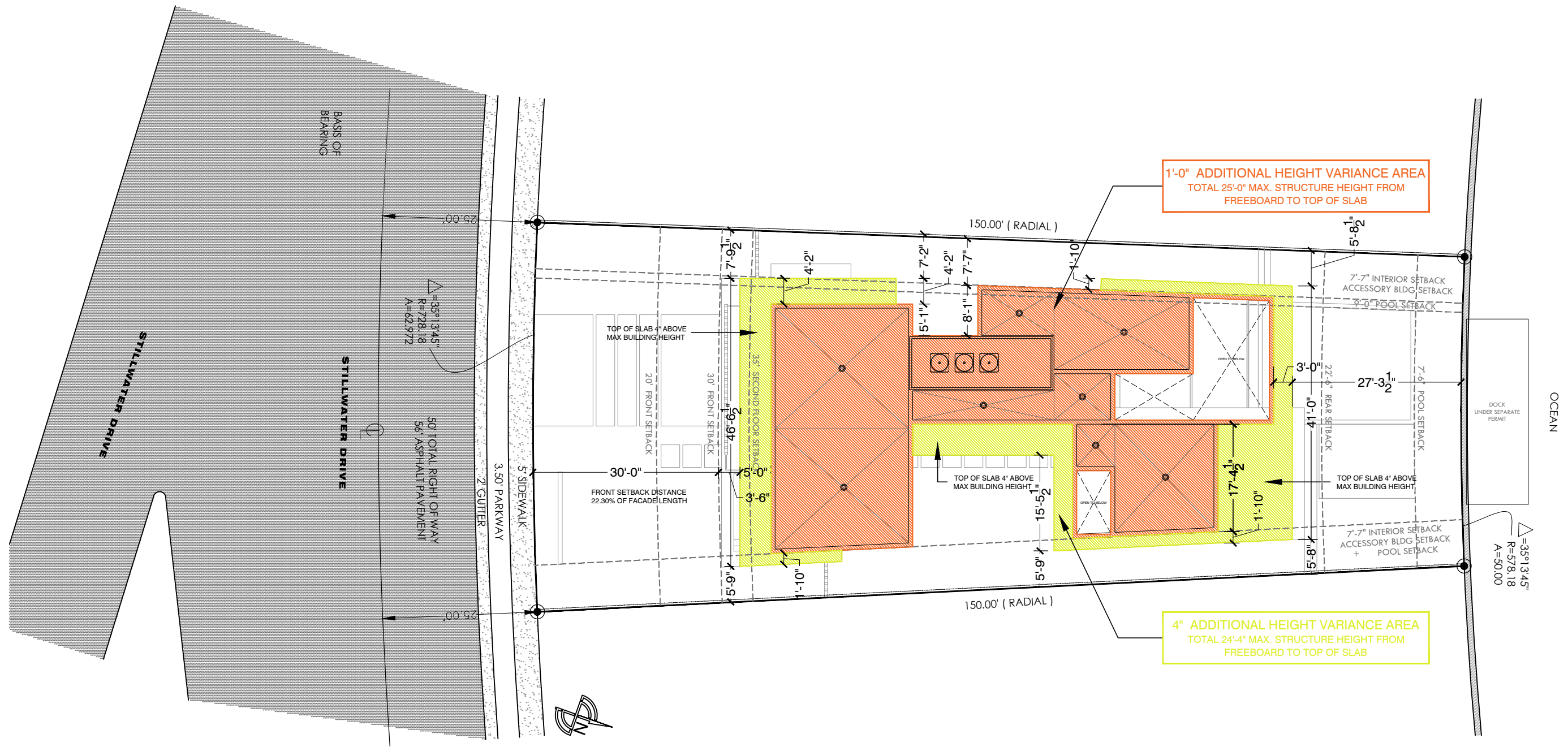






OPEN SPACE CALCULATION	
FRONT YARD .....	1,846.11 SQ.FT
REQUIRED OPEN SPACE (70%).....	1292.27 SQ.FT
PROVIDED OPEN SPACE .....	70.98% = 1310.38 SQ.FT
REAR YARD.....	1,146.87 SQ.FT
REQUIRED OPEN SPACE (70%).....	802.81 SQ.FT
PROVIDED OPEN SPACE.....	70.53% = 808.84 SQ.FT





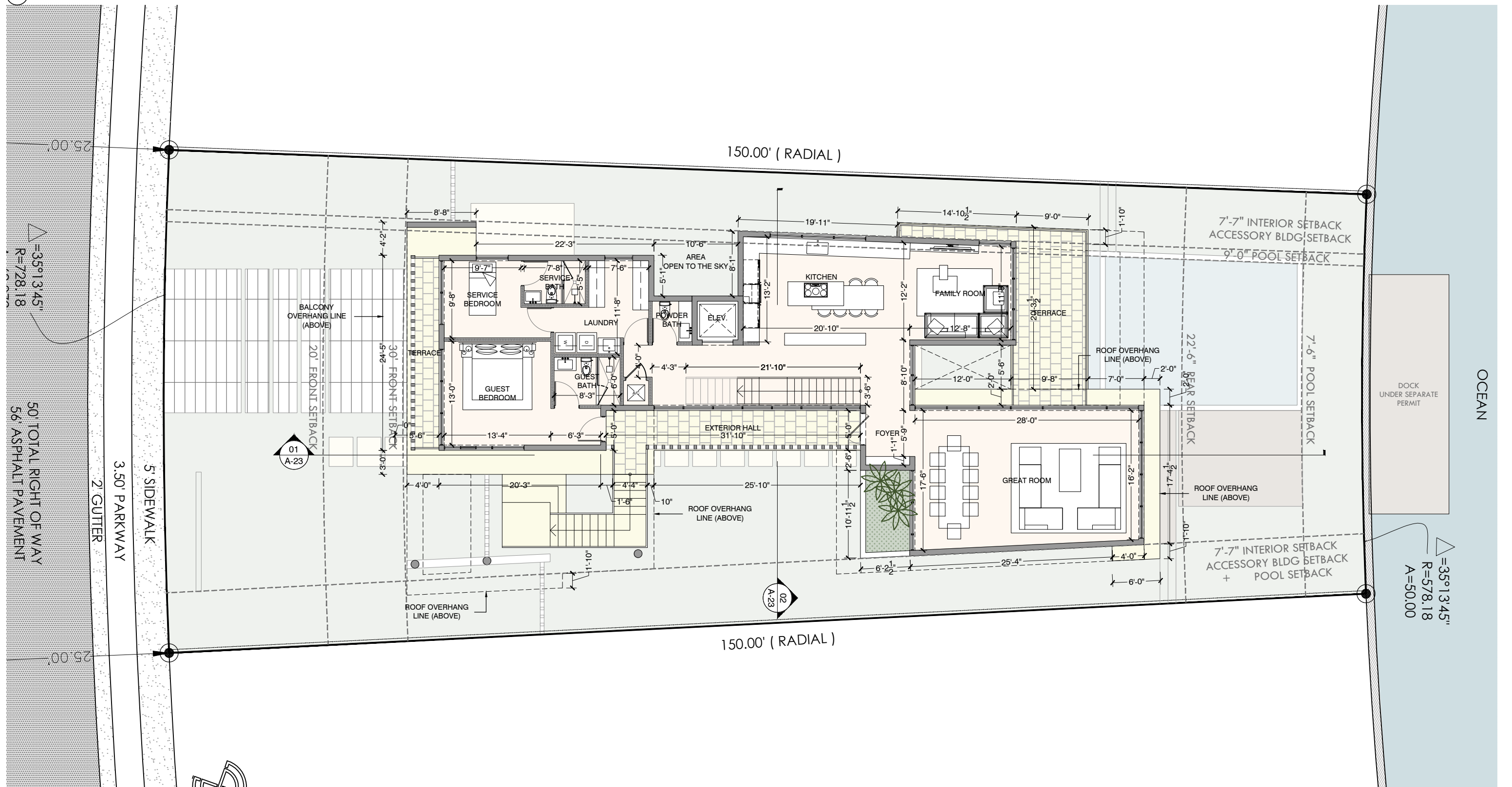






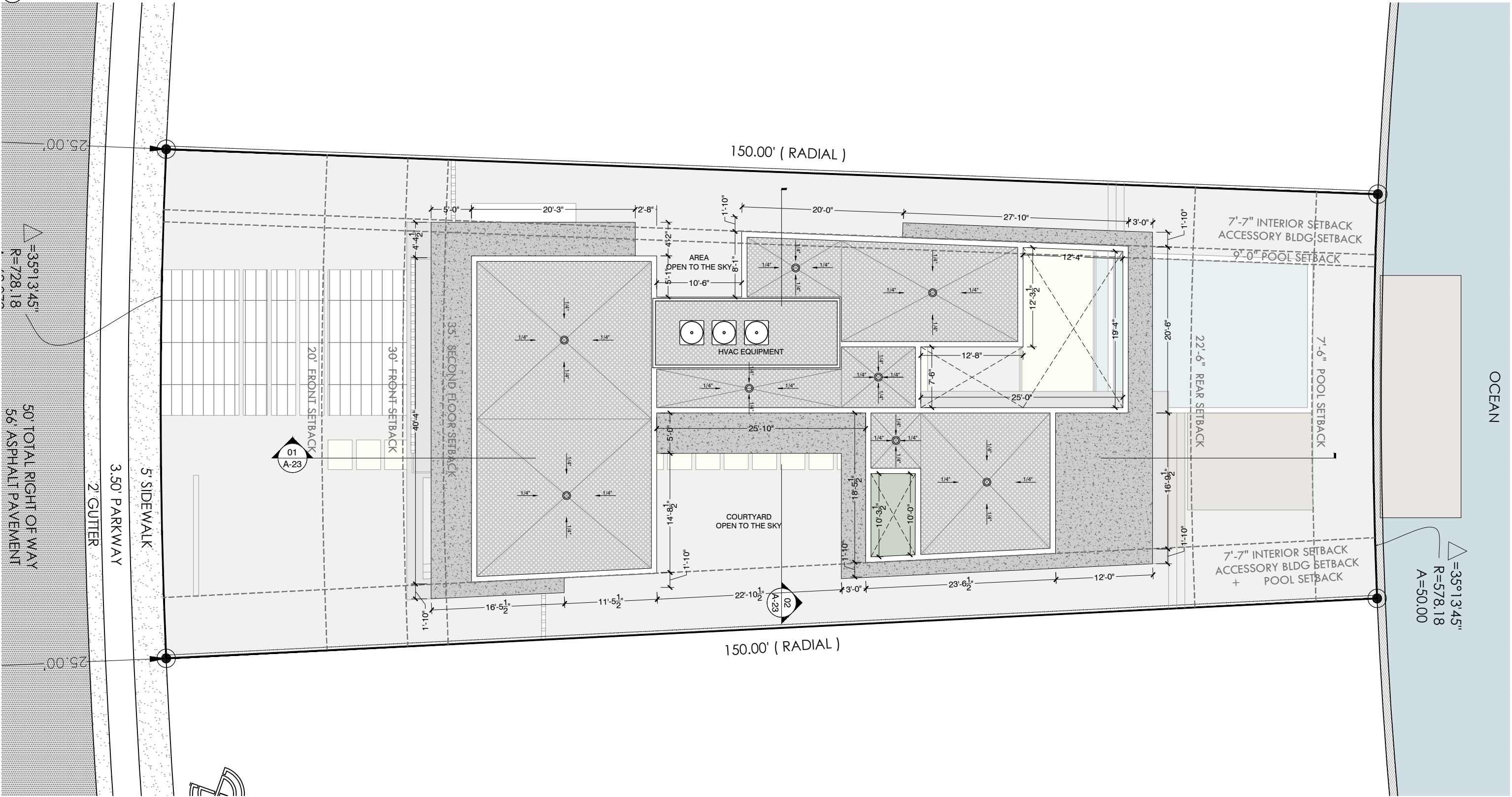




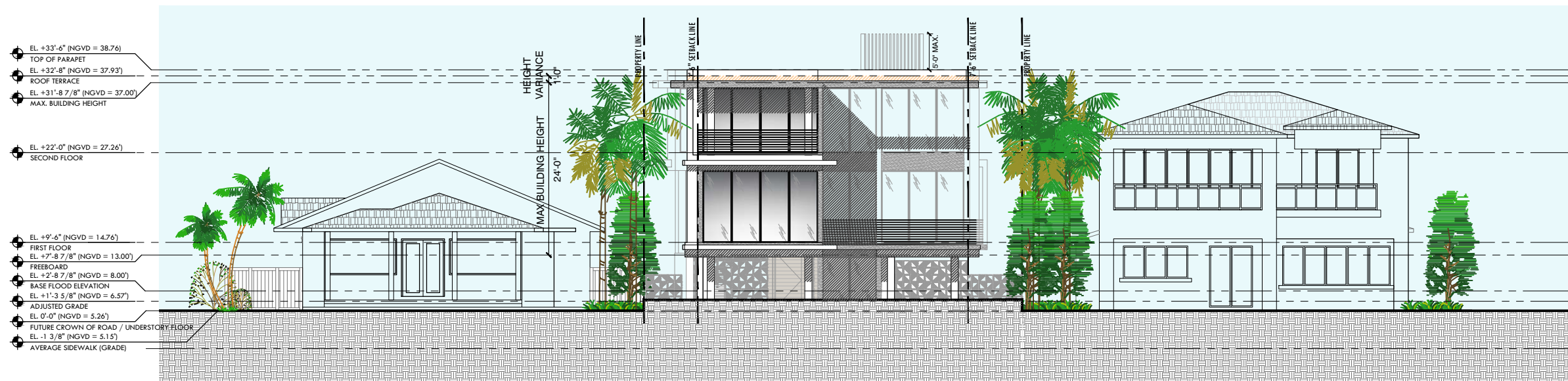
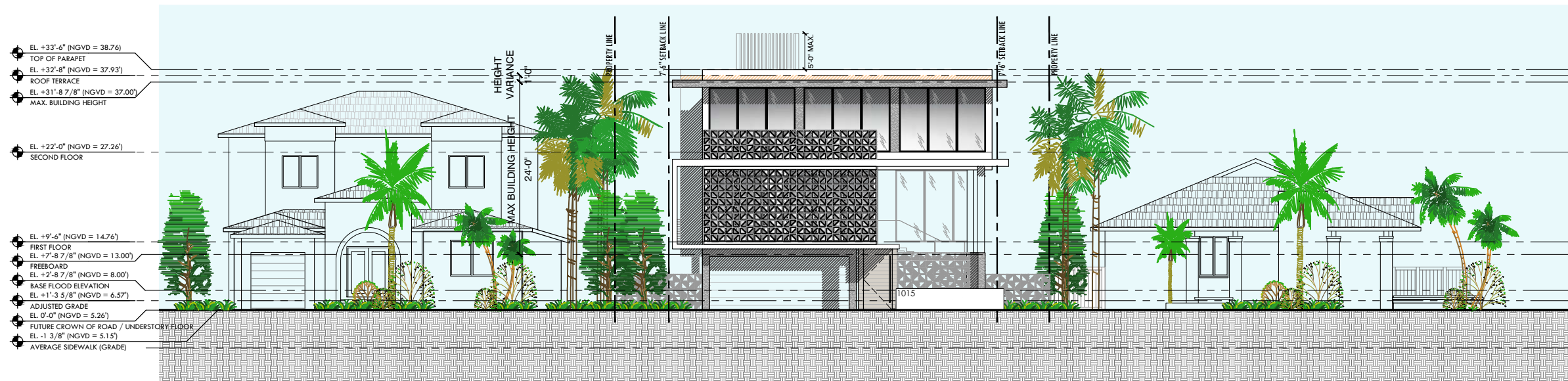












NORTH / SOUTH ELEVATIONS

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL  
DATE: 07.11.2022

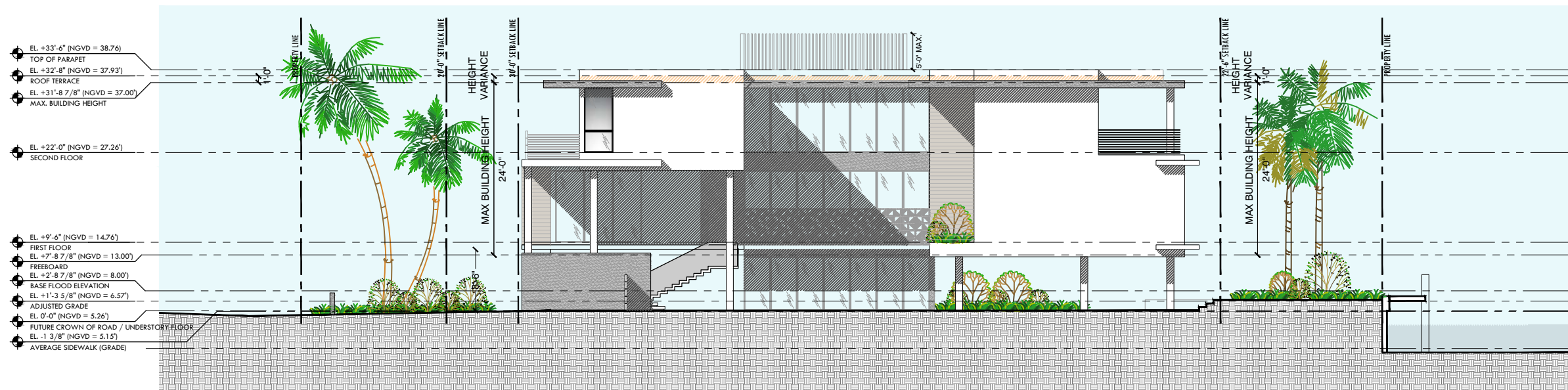
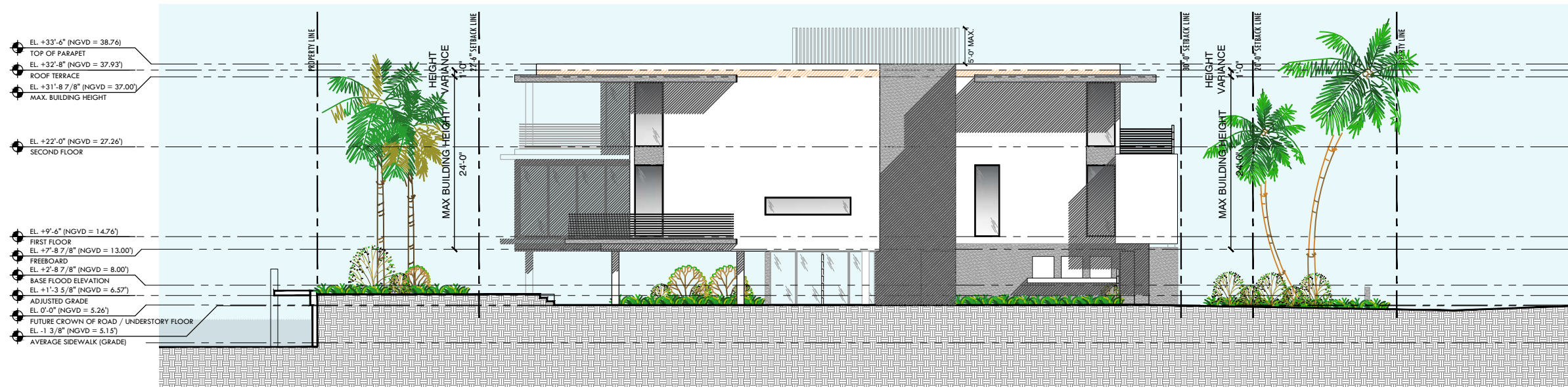
SCALE: 1/16" = 1'-0"



PRESCHER + BASSAN  
STUDIO

800 SE 4TH AVE., SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHERBASSAN.COM

A-17



## EAST / WEST ELEVATIONS

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL  
DATE: 07.11.2022

SCALE: 1/16" = 1'-0"



PRESCHER + BASSAN  
STUDIO

800 SE 4TH AVE., SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHERBASSAN.COM

A-18

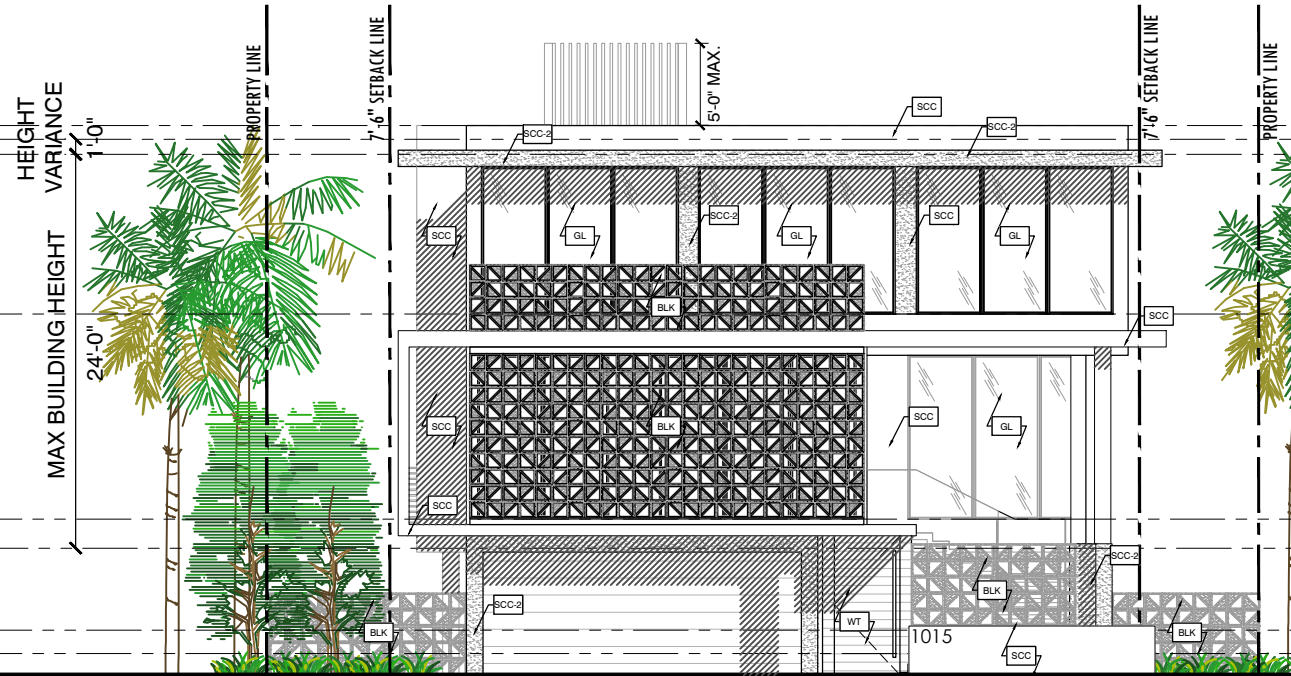


EL. +33'-6" (NGVD = 38.76)  
TOP OF PARAPET  
EL. +32'-8" (NGVD = 37.93')  
ROOF TERRACE  
EL. +31'-8 7/8" (NGVD = 37.00')  
MAX. BUILDING HEIGHT

EL. +22'-0" (NGVD = 27.26')  
SECOND FLOOR

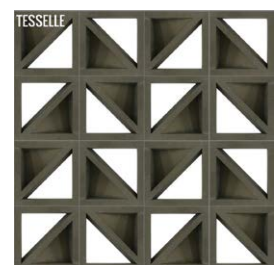
EL. +9'-6" (NGVD = 14.76')  
FIRST FLOOR  
EL. +7'-8 7/8" (NGVD = 13.00')  
FREEBOARD  
EL. +2'-8 7/8" (NGVD = 8.00')  
BASE FLOOD ELEVATION  
EL. +1'-3 5/8" (NGVD = 6.57')  
ADJUSTED GRADE  
EL. 0'-0" (NGVD = 5.26')  
FUTURE CROWN OF ROAD / UNDERSTORY FLOOR  
EL. -1 3/8" (NGVD = 5.15')  
AVERAGE SIDEWALK (GRADE)

HEIGHT VARIANCE 1'-0"  
MAX BUILDING HEIGHT 24'-0"



12'-6"  
9'-0"  
10'-0"  
2'-0"  
7'-6"

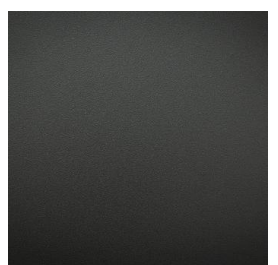
ITEM	SPECIFICATION TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED GREY TO MATCH DECORATIVE CEMENT BREEZE BLOCK. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
BLK	INCLINE GREY 11.4" CEMENT BREEZE BLOCK. OPENING SHOULD REJECT A 4" SPHERE
WT	WOOD COMPOSITE TILE
MTL	ALUMINUM RAILING . SPACING BETWEEN RAILING SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM . DARK GREY KYNAR FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING



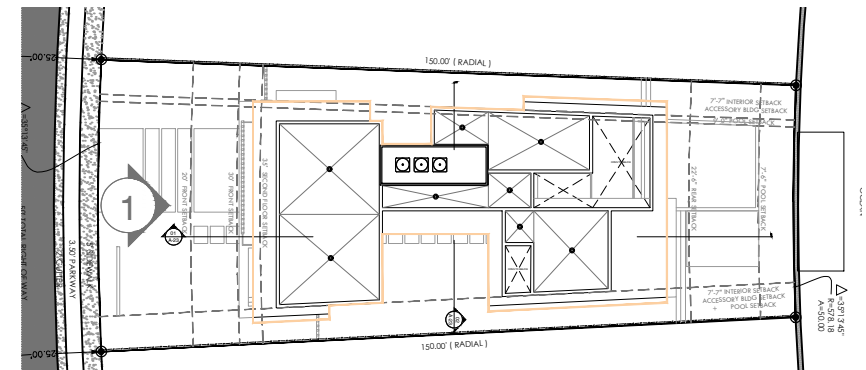
BLK



WT



MTL / GL

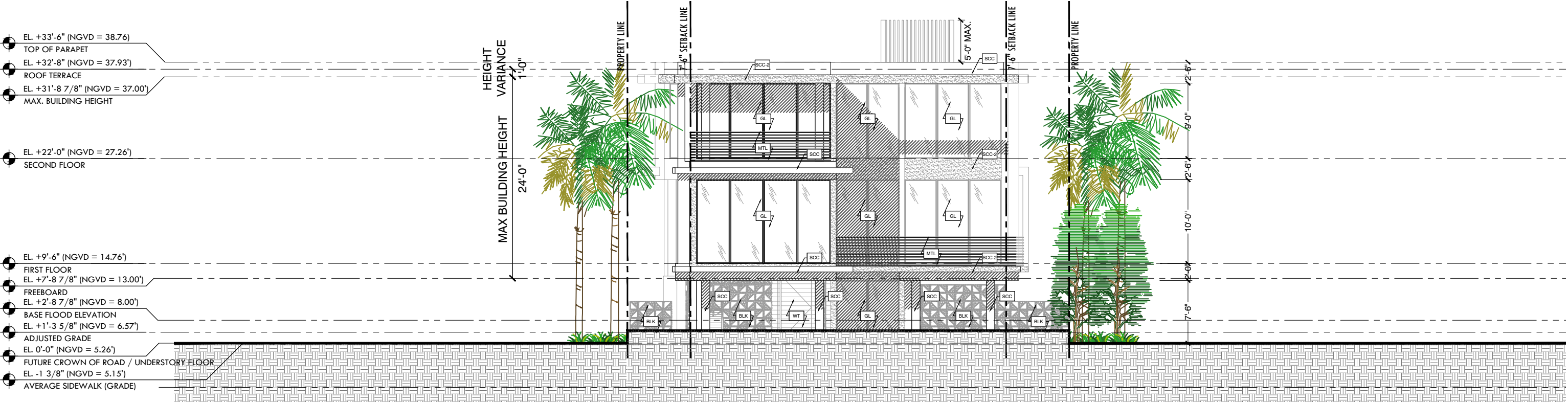


02 ELEVATION KEY PLAN

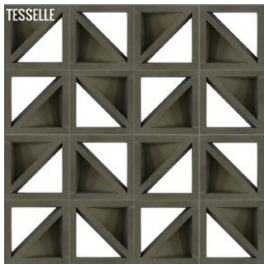
- EL. +33'-6" (NGVD = 38.76)  
TOP OF PARAPET
- EL. +32'-8" (NGVD = 37.93')  
ROOF TERRACE
- EL. +31'-8 7/8" (NGVD = 37.00')  
MAX. BUILDING HEIGHT

- EL. +22'-0" (NGVD = 27.26')  
SECOND FLOOR

- EL. +9'-6" (NGVD = 14.76')  
FIRST FLOOR
- EL. +7'-8 7/8" (NGVD = 13.00')  
FREEBOARD
- EL. +2'-8 7/8" (NGVD = 8.00')  
BASE FLOOD ELEVATION
- EL. +1'-3 5/8" (NGVD = 6.57')  
ADJUSTED GRADE
- EL. 0'-0" (NGVD = 5.26')  
FUTURE CROWN OF ROAD / UNDERSTORY FLOOR
- EL. -1 3/8" (NGVD = 5.15')  
AVERAGE SIDEWALK (GRADE)



ITEM	SPECIFICATION TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED GREY TO MATCH DECORATIVE CEMENT BREEZE BLOCK. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
BLK	INCLINE GREY 11.4" CEMENT BREEZE BLOCK. OPENING SHOULD REJECT A 4" SPHERE
WT	WOOD COMPOSITE TILE
MTL	ALUMINUM RAILING . SPACING BETWEEN RAILING SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM . DARK GREY KYNAR FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING



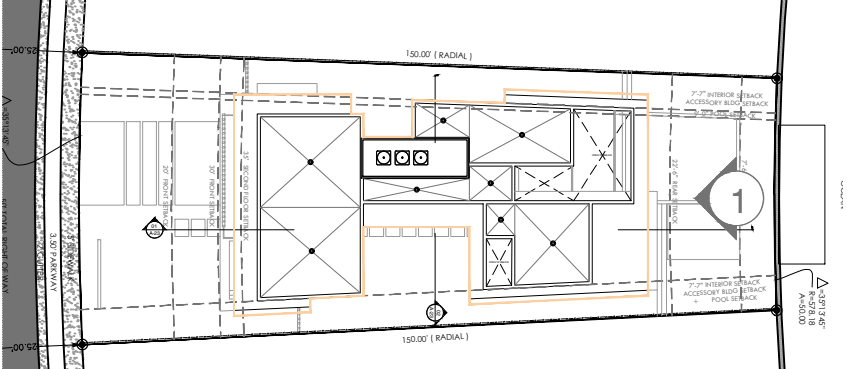
BLK



WT



MTL / GL



02 ELEVATION KEY PLAN



NORTH ELEVATION

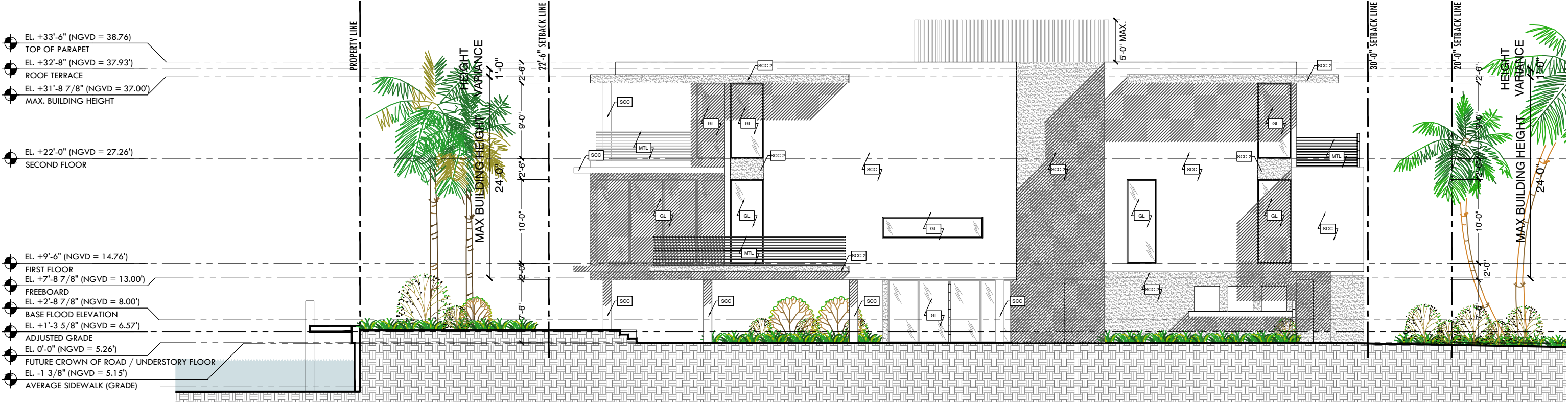
1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.11.2022

SCALE: 3/32" = 1'-0"

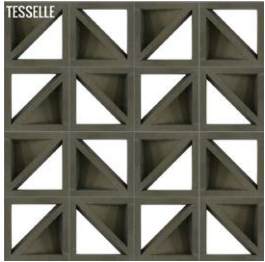
PRESCHER + BASSAN  
STUDIO  
800 SE 4TH AVE. SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHERBASSAN.COM

A-20





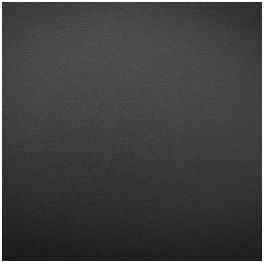
ITEM	SPECIFICATION TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED GREY TO MATCH DECORATIVE CEMENT BREEZE BLOCK. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
BLK	INCLINE GREY 11.4" CEMENT BREEZE BLOCK. OPENING SHOULD REJECT A 4" SPHERE
WT	WOOD COMPOSITE TILE
MTL	ALUMINUM RAILING . SPACING BETWEEN RAILING SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM . DARK GREY KYNAR FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING



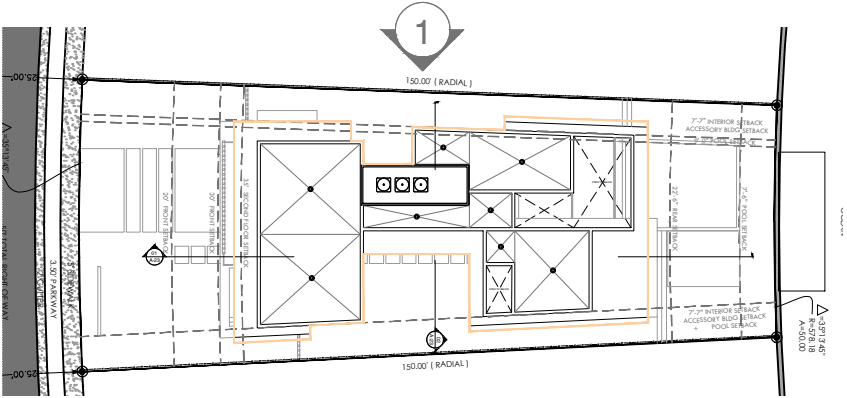
BLK



WT

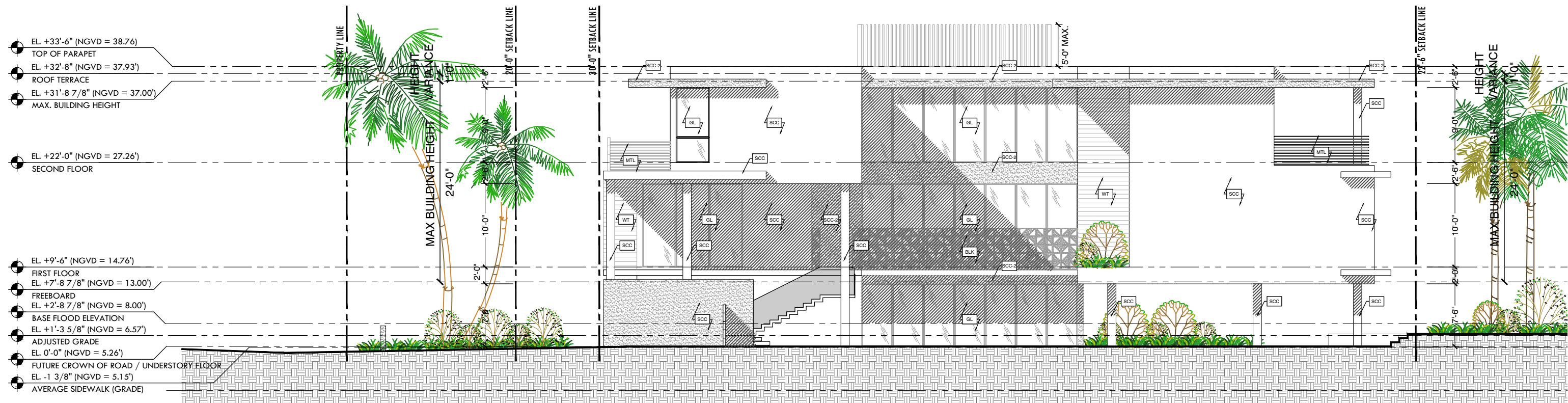


MTL / GL

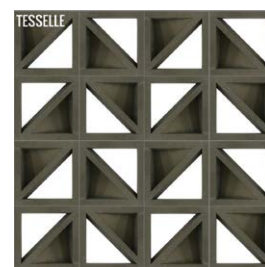


02 ELEVATION KEY PLAN





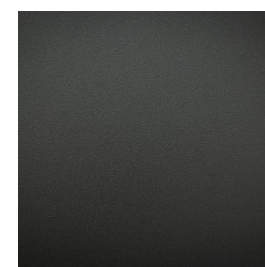
ITEM	SPECIFICATION TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED GREY TO MATCH DECORATIVE CEMENT BREEZE BLOCK. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
BLK	INCLINE GREY 11.4" CEMENT BREEZE BLOCK. OPENING SHOULD REJECT A 4" SPHERE
WT	WOOD COMPOSITE TILE
MTL	ALUMINUM RAILING . SPACING BETWEEN RAILING SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM . DARK GREY KYNAR FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING



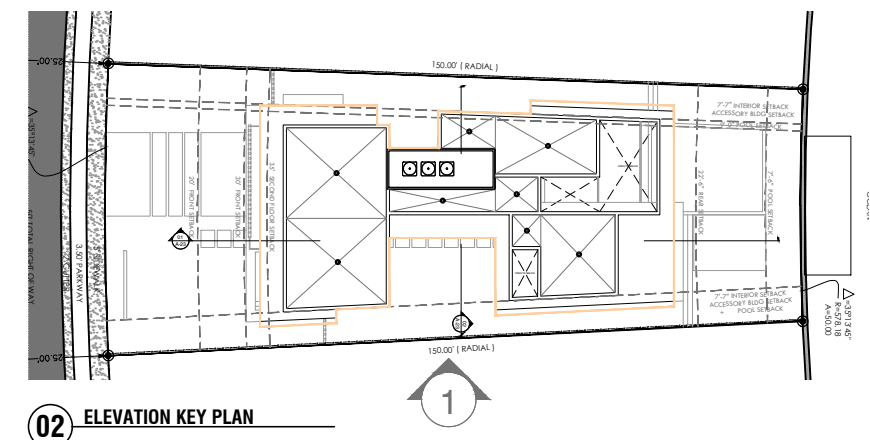
BLK



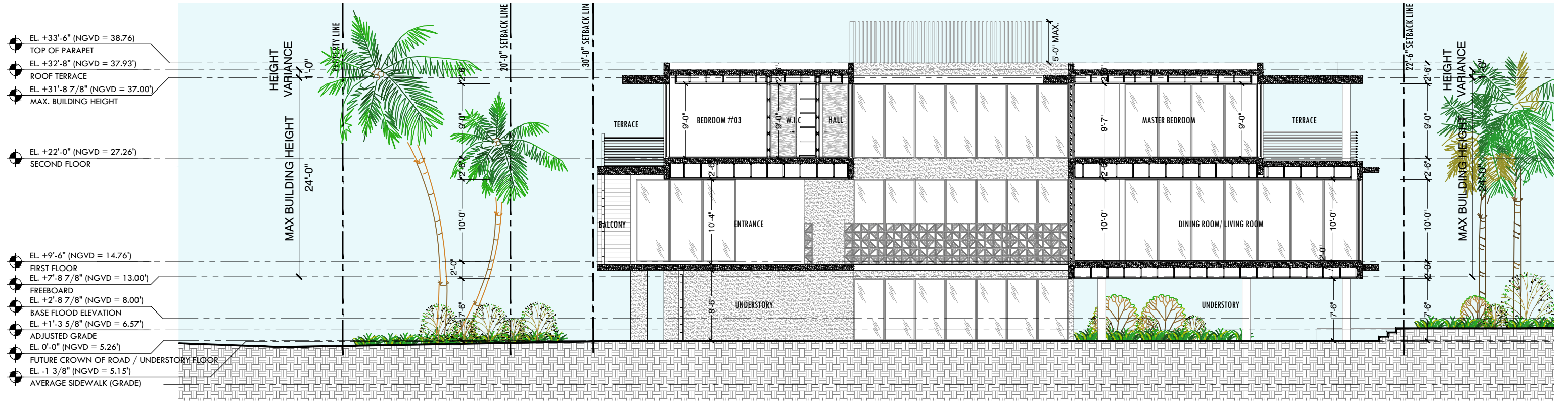
WT



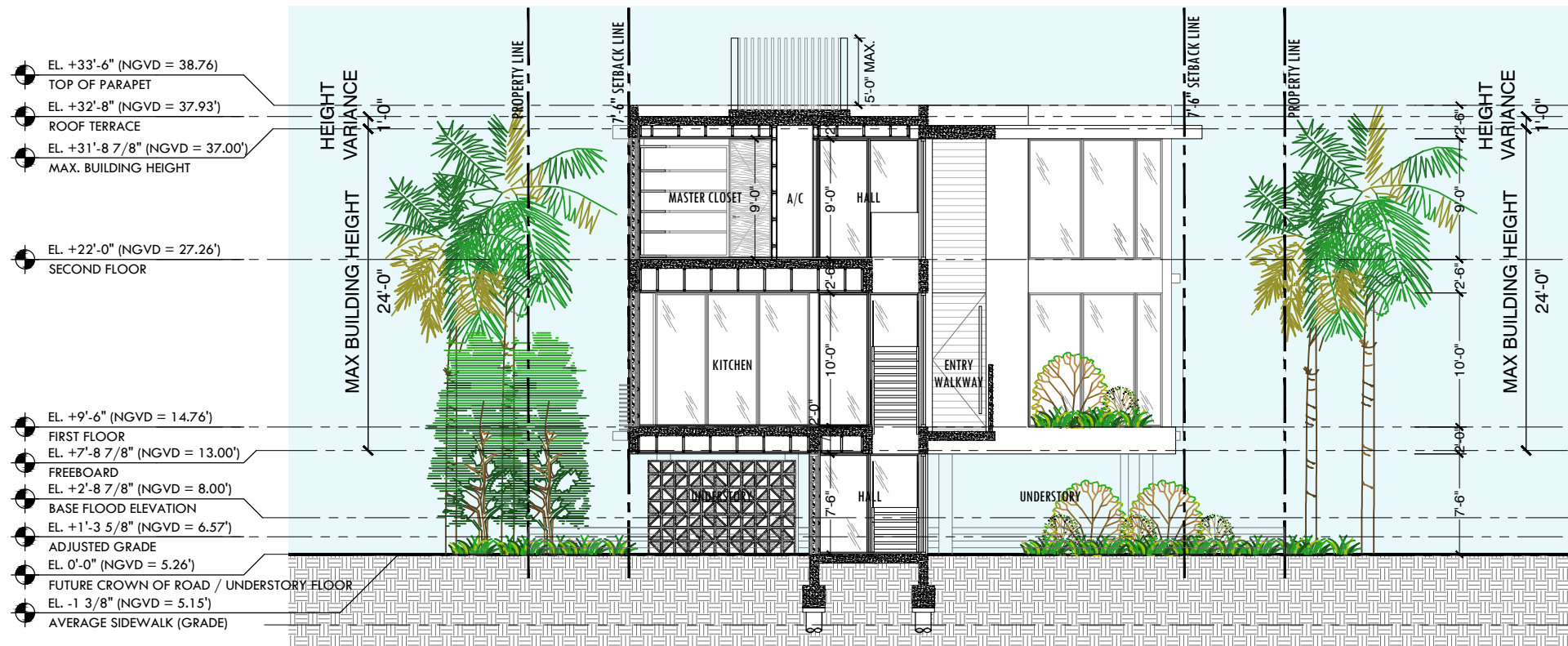
MTL / GL



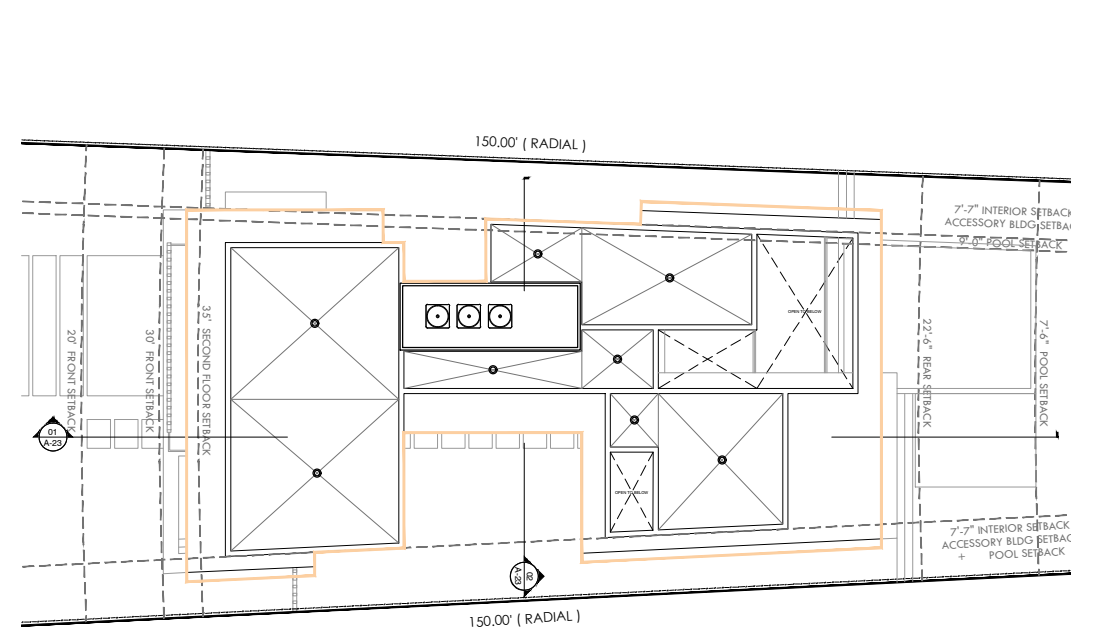
# 01 LONGITUDINAL SECTION



# 02 TRANSVERSE SECTION



# 03 SECTIONS KEY PLAN



## DIAGRAMATIC SETIONS

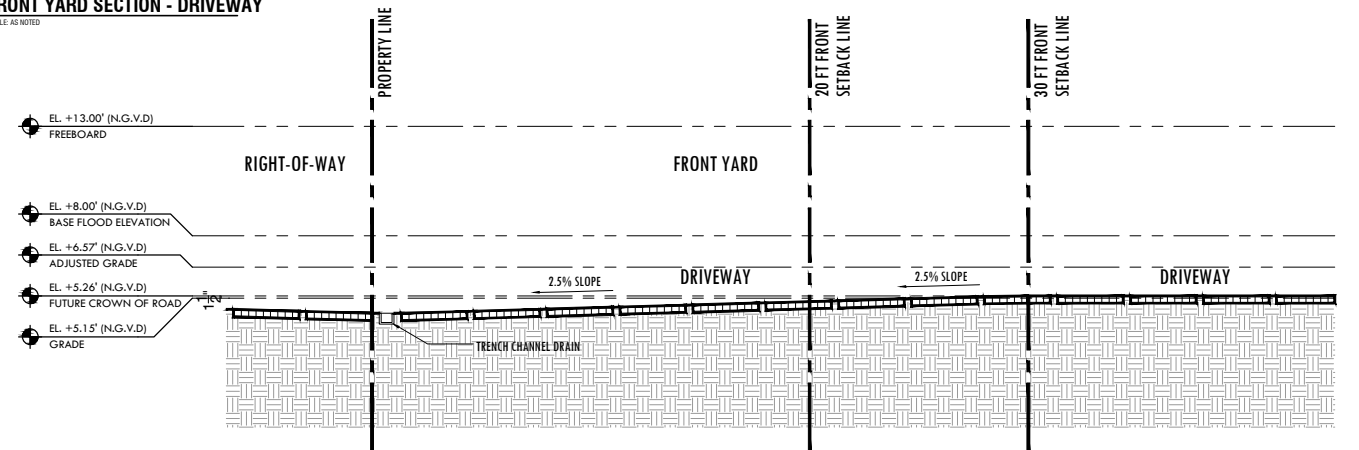
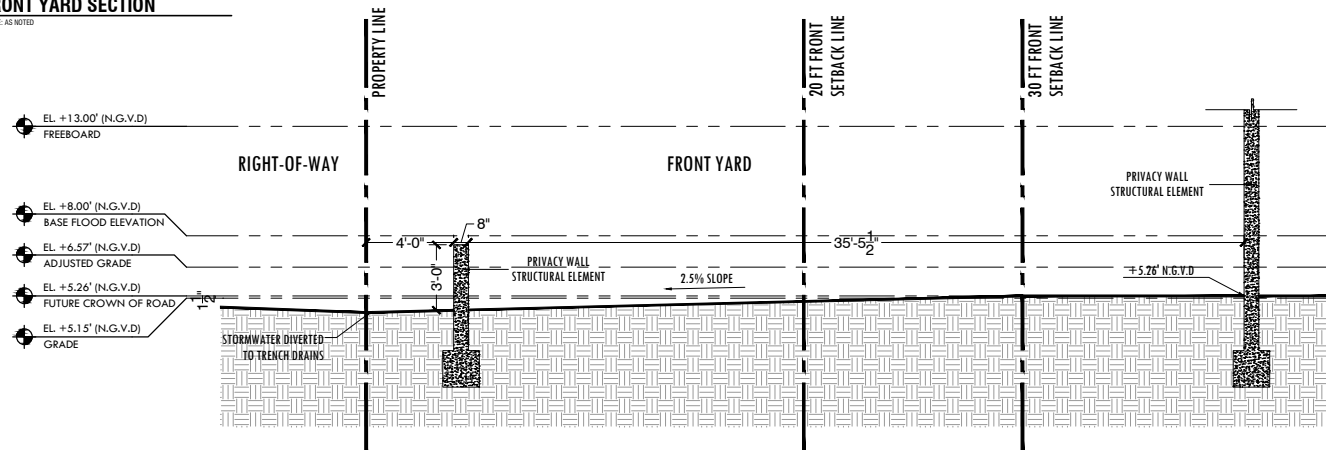
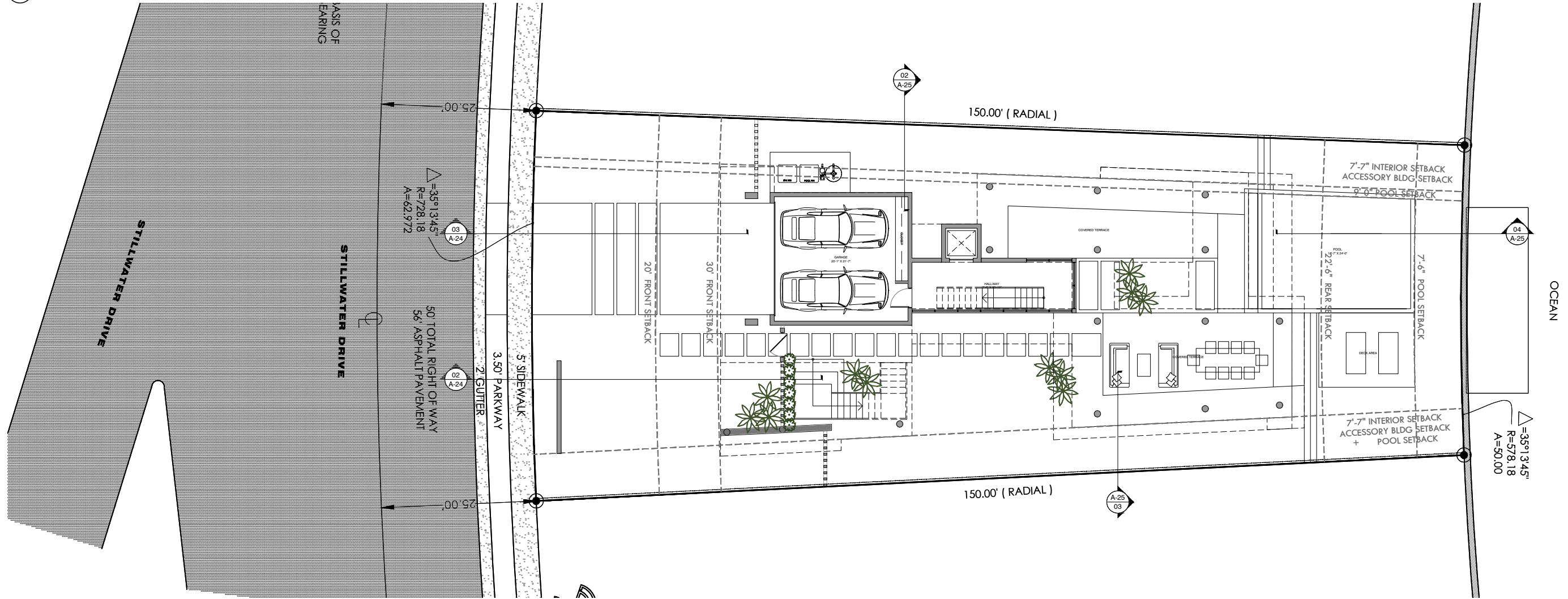
1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.11.2022

SCALE: 3/32" = 1'-0"

**PRESCHEL + BASSAN  
STUDIO**  
800 SE 4TH AVE. SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHELBASSAN.COM

A-23





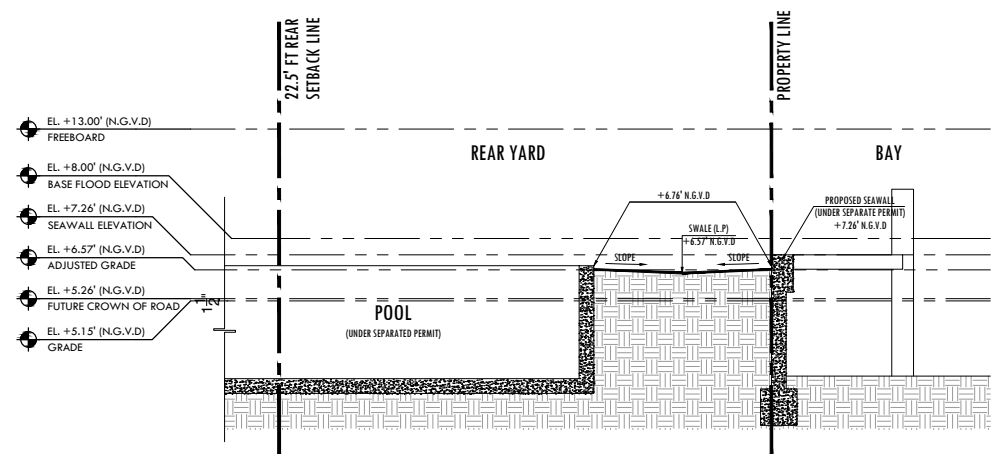
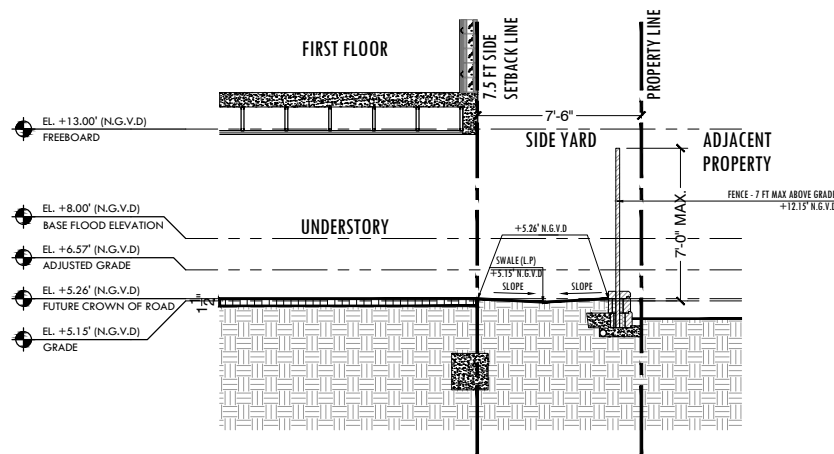
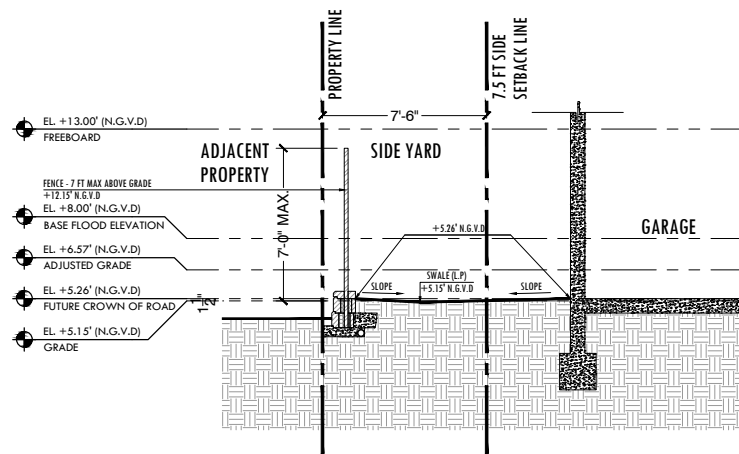
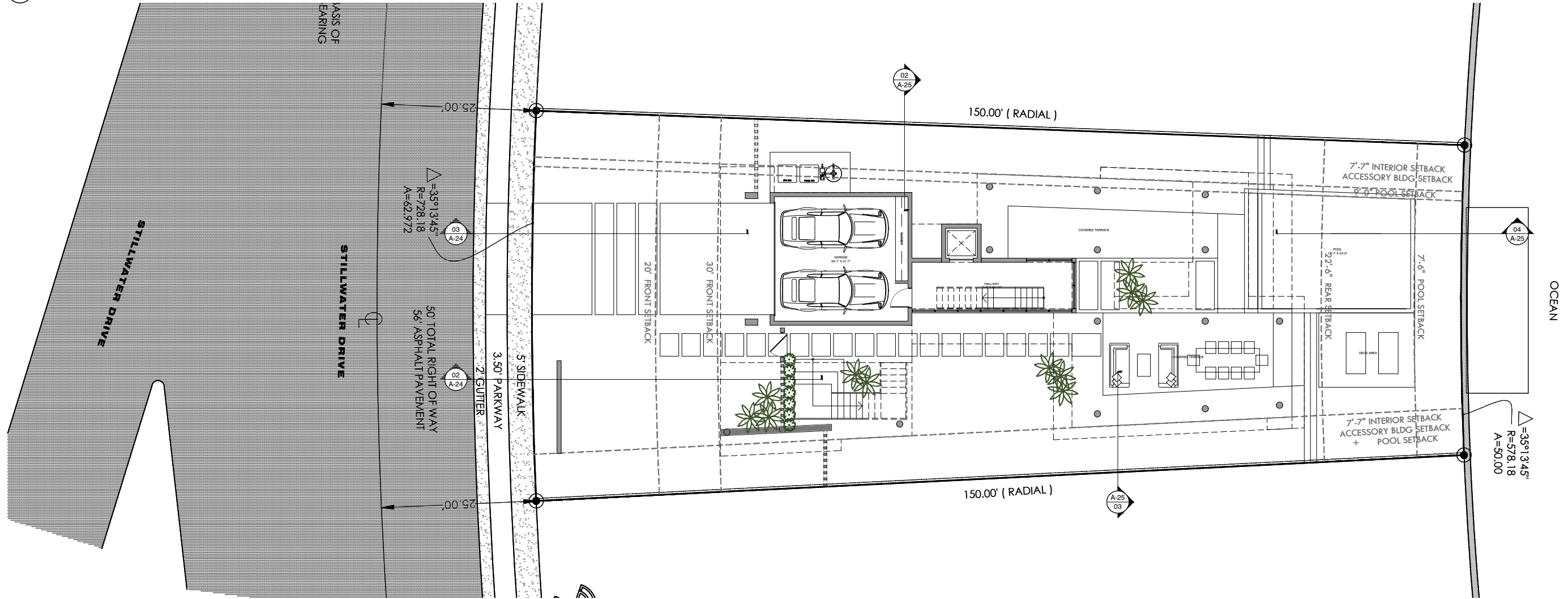
## YARD ELEVATION SECTIONS

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.11.2022

SCALE: 1/8" = 1'-0"

PRESCHER + BASSAN  
STUDIO  
800 SE 4TH AVE. SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHERBASSAN.COM

A-24



## YARD ELEVATION SECTIONS

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.11.2022

SCALE: 1/8" = 1'-0"

PRESCHER + BASSAN  
STUDIO  
800 SE 4TH AVE. SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHERBASSAN.COM

A-25





AXONOMETRIC VIEW - EAST

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.II.2022



PRESCHEL + BASSAN  
STUDIO

800 SE 4TH AVE., SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHELBASSAN.COM

A-26





AXONOMETRIC VIEW - WEST

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL  
DATE: 07.II.2022



PRESCHER + BASSAN  
STUDIO

800 SE 4TH AVE., SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHERBASSAN.COM

A-27





FRONT VIEW

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.II.2022



PRESCHER + BASSAN  
STUDIO

800 SE 4TH AVE., SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHERBASSAN.COM

A-28





BACK VIEW

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.II.2022

 **PRESCHEL + BASSAN  
STUDIO**  
800 SE 4TH AVE., SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHELBASSAN.COM

A-29





BACK VIEW

1015 STILLWATER RESIDENCE  
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.  
FINAL SUBMITTAL  
DATE: 07.II.2022

**PRESCHER + BASSAN  
STUDIO**  
800 SE 4TH AVE., SUITE #616  
HALLANDALE BEACH  
FLORIDA, 33009  
PH: 954.477.6750  
INFO@PRESCHERBASSAN.COM

A-30





**01 SOUTH FACADE (FRONT)**  
SCALE: 1/8" = 1'-0"



**02 NORTH FACADE (REAR)**  
SCALE: 1/8" = 1'-0"





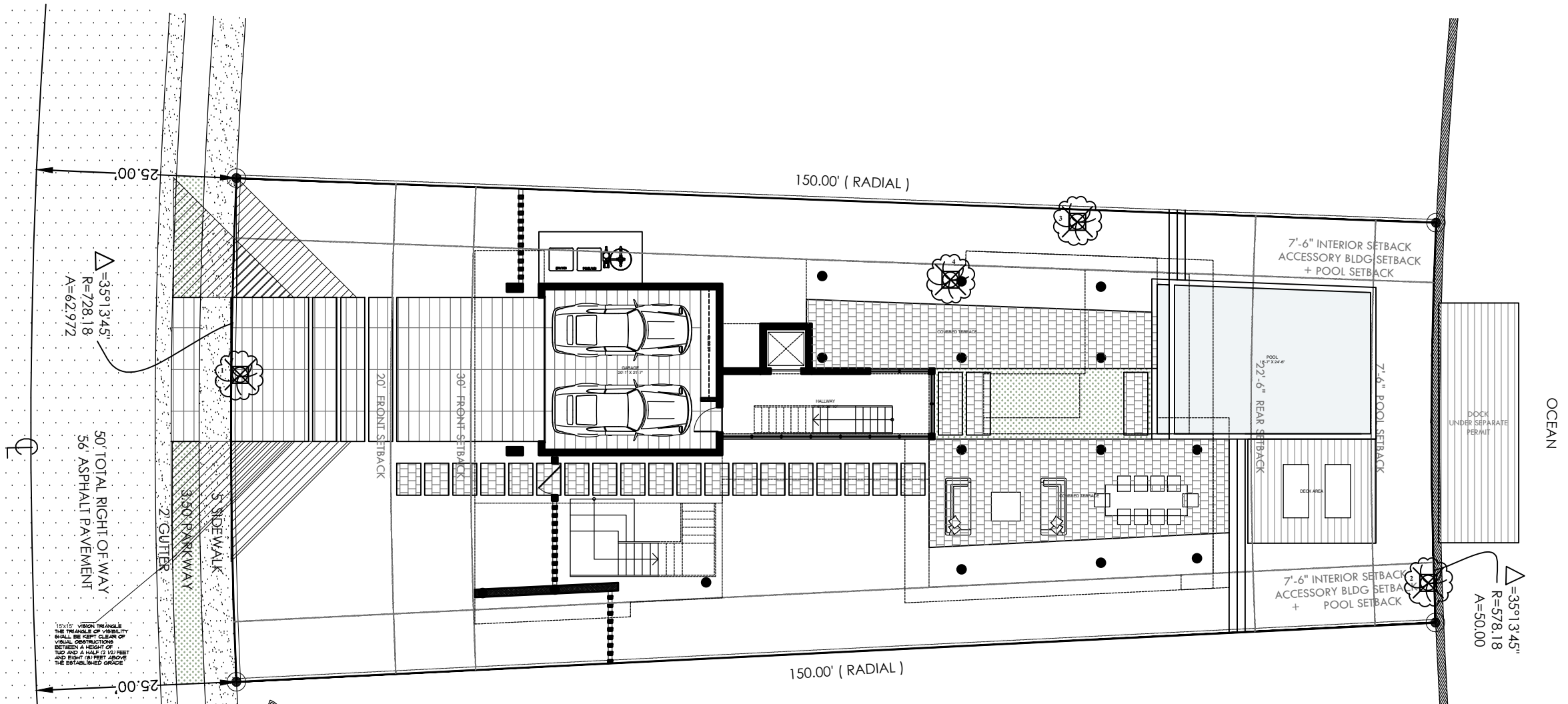
**01 EAST FACADE**  
SCALE: N/A



**02 WEST FACADE**  
SCALE: N/A

BASIS OF BEARING

STILLWATER DRIVE



**LEGEND**

EXISTING TO REMAIN

EXISTING TO RELOCATE

EXISTING TO REMOVE

RELOCATED LOCATION

PLANT LIST							
TREES & PALMS EXISTING							
ID #.	Scientific Names	Common Names	DBH (IN)	SPREAD (FT)	HEIGHT (FT)	CURRENT CONDITION	ACTION
1	Tabebuia alba	White tabebuia tree	5	12	14	Moderate	Remove
2	Schinus terebintifolia	Brazilian pepper	4	12	14	Moderate	Remove
3	Schinus terebintifolia	Brazilian pepper	4	8	16	Moderate	Remove
4	Plumeria rubra	Frangipani tree	4	10	14	Moderate	Remove

\*Tree # 2 and #3 are a Schinus terebintifolia, a listen invasive that does not require mitigation..

PROPOSED MITIGATION LIST								
	PALMS AND TREES		QTY	DBH	HEIGHT	SPREAD	CANOPY CREDIT	NATIVE
BCS	Amphitecna latifolia	Black calabash tree	3	3"	12'	8'	500 EACH	YES
LG	Ligustrum vulgare	Ligustrum tree	1	3"	12'	8'	300 EACH	
Mitigation of 9" DBH in total								
MITIGATION for 2 trees #1 &#4 : Proposed: 3 Black calabash trees (native) + 1 Ligustrum tree (all 12'HT 3"DBH 8"SP)								
*More than 50% of the total canopy proposed as replacement is met by native tree as required.								

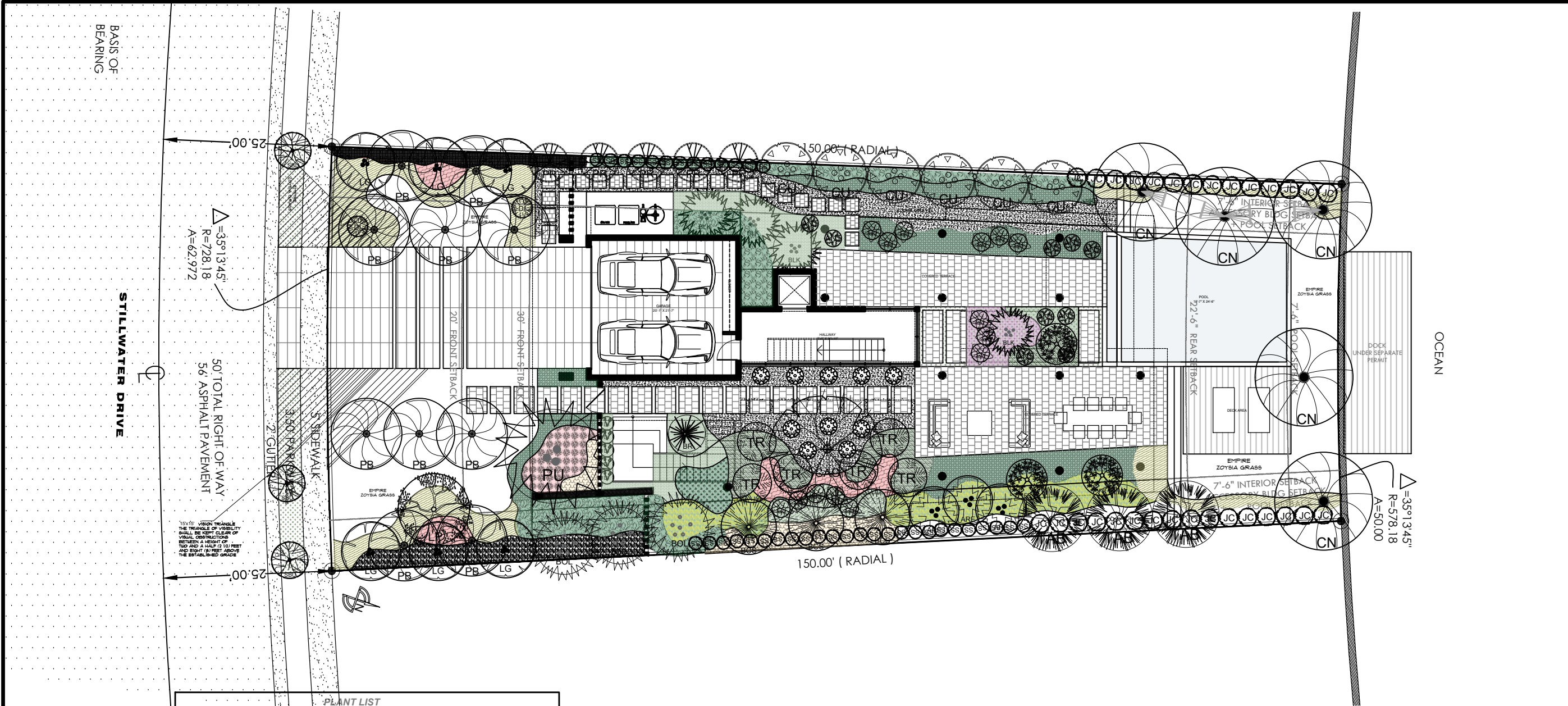
EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149  
(305)785-8256  
LA Theresa Wymer LA6667363  
Mercedes B. Porcari

STILLWATER RESIDENCE  
1015 Stillwater Dr  
Miami Beach, FL 33141

SHEET TITLE	
TREE DISPOSITION PLAN	
ISSUE DATE	5/17/2022
REVISION	DATE
DESIGN	MERCEDES PORCARI
DRAWN	ROBERTO CR
SCALE	1 / 16" = 1" - 0
SEAL	
THERESA WYMER LA6667363	
SHEET NUMBER	
LA.00	





PLANT LIST					
TREES & PALMS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
BR	1	1	BEAUCARNEA RECURVATA	PONYTAIL PALM	8' HT SINGLE
PB	6	6	ARCHONTOPHOENIX CUNNINGHAMIANA	PECABEEN PALM	12'-16CT x 10' SP SINGLE
LG	8	8	LIGUSTRUM VULGARE	LIGUSTRUM	12' HT 3"DBH MULTITRUNK
BTX	17	17	BAMBUSA TEXTILIS	BAMBOO	16HT MULTI
CAG	1	1	CAESALPINIA GRANADILLO	BRIDALVEIL TREE	16HT x 8' SP 3"DBH
PU	1	1	PANDANUS UTILIS	PANDANUS	12HT x 12' SP MULTITRUNK
BCS	3	3	AMPHITECNA LATIFOLIA	BLACK CALABASH	12' HT x 8' SP 3"DBH
CU	6	6	CARYOTA MITIS	FISHTAIL PALMS	14' HT 8"SP MULTI
TAB	3	3	TABEBUIA BAHAMENSIS	DWARF PINK TABEBUIA	12HT x 8' SP x 2"DBH
ARE	8	8	ARENGA PINNATTA	DWARF SUGAR PALM	10HT x 8' SP x MULTI
SBU	4	4	CONOCARPUS SERICEUM	SILVER BUTTONWOOD	12HT x 8' SP x 2.5"DBH standard
FR	4	4	PLUMERIA EMERGINATA	DWARF FRANGIPANI	8HT x 6' SP x 2"DBH
BLK	2	2	BAMBUSA LAKO	BLACK BAMBOO	18HT x 8' SP MULTI
CN	5	5	COCOS NUCIFERA	Coconut palm	12'CT x 12' SP single
BOL	3	3	BAMBUSA OLDHAMII	OLDHAMI BAMBOO	14HT MULTI

PLANT LIST					
SHRUBS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
SS	40	40	EUGENIA FOETIDA	SPANISH STOPPER	7 GAL 4'HT X 2'W
DI	2	2	DIOON MEJILLAE	DIOON	7 GAL 4'HT X 3'W
PR	5	5	PIMENTA RACEMOSA	BAYRUM TREE BUSH	10HT 2"DBH 8'W
TR	5	5	CIANTHEA COOPERII	TREE FERN	4HT 4'W
ALO	10	10	ALOCASIA MACRORRHIZOS	ALOCASIA BLACK STEM	7 GAL 3'HT
RE	6	6	PAHIS EXCELSA	PAHIS PALM	15 GAL 4'HT X 2'W
JC	40	40	CAPPARIS CYNOPHALOPHORA	JAMAICAN CAPER	7 GAL 4'HT X 2'W

PLANT LIST					
GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
BIM	10	10	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	7 GAL FULL
ANT	10	10	ANTHURIUM HOOKERII	NEST ANTHURIUM	7 GAL FULL
ZCH	30	30	SANCHEZIA SPECIOSA	SANCHEZIA PLANT	7 GAL 24"HT FULL
PHX	70	70	PHILLODENDRON XANADU	XANADU	3 GAL FULL
ANP	60	60	ANTHURIUM ANDREANUM PINK	PINK ANTHURIUM	3 GAL FULL
MD	50	50	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL
PHR	40	40	PHILLODENDRON RED CONGO	RED CONGO	3 GAL 18"
FGR	100	100	PENNISETUM SETACEUM	WHITE FOUNTAIN GRASS	3 GAL 12"
WFR	100	100	PHYMATOSOURUS SCOLOPENDRIA	WART FERN	3 GAL 12"
ALO	100	100	ALOCASIA ODORA	ALOCASIA CALIFORNIA	3 GAL 12"
SHL	35	35	ALPINIA ZERUBET	SHELL GINGER	15 GAL 30"
KFR	150	150	NEPHROLEPIS OBLITERATA	KIMBERLY FERN	3 GAL 12"
AGL	30	30	AGLAONEMA SSP	ZAMIA ZZ	3 GAL FULL
CAL	30	30	CALATHEA LANCEOLATA	CALATHEA	3 GAL FULL
LIR	200	200	LIRIOPE MUSCARI	LIRIOPE	1 GAL FULL

EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149  
(305)785-8256  
LA Theresa Wymer LA0667363  
Mercedes B. Porcari

STILLWATER RESIDENCE

1015 Stillwater Dr  
Miami Beach, FL 33141

SHEET TITLE  
LANDSCAPE PLAN

ISSUE DATE  
5/17/2022

REVISION  
DATE

DESIGN  
MERCEDES PORCARI

DRAWN  
ROBERTO CR

SCALE  
1 / 16" = 1" - 0

SEAL

THERESA WYMER  
LA0667363

SHEET NUMBER  
LA.01



Landscape maintenance.

- (A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
- (1) Installed in compliance with the Landscape requirements;
  - (2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
  - (3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.
- (B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.
- (C) Trees shall be pruned in the following manner:
- (1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
  - (2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
  - (3) Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
  - (4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
  - (5) No more than one-third (1/3) of a tree's living canopy shall be removed within a one (1) year period.
  - (6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
  - (7) All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3' depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepis Indica to be planted 30" form edge of walkways.
04. All tees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocos, Acoelorrhaphie, Raphis, and other multi-trunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc...
- Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, country, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, including streets-trees.
10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede street-front triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in relocating and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plan material

Sec. 30-242 - Artificial turf.

- (a)Definitions. The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
- (1)Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
  - (2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.
- (b)Installation.
- (1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
  - (2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.
- (c)Installation, Maintenance and Repair.
- (1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
  - (2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
  - (3)All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
  - (4)If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
  - (5)Artificial Turf shall be visually level, with the grain pointing in a single direction.
  - (6)An appropriate solid barrier device (e.g., concrete mow strip, border board) is required to separate Artificial Turf from soil and live vegetation.
  - (7)Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
  - (8)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface, elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
  - (9)Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
  - (10)Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.
  - (11)Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District \_\_\_\_ RS-3 Residential \_\_\_\_ Lot Area \_\_\_\_ 8 472 sqft \_\_\_\_

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:  
Lot Area = \_\_\_\_ 8472 \_\_\_\_ s.f. x \_\_\_\_ 30 \_\_\_\_ % = \_\_\_\_ 2520 \_\_\_\_ s.f.
- B. Square feet of parking lot open space required as indicated on site plan:  
Number of parking spaces \_\_\_\_ x 10 s.f. parking space =
- C. Total square feet of landscaped open space required: A+B=

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= \_\_\_\_ 50 \_\_\_\_ % x \_\_\_\_ 2520 \_\_\_\_ s.f.

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=
- B. % Natives required: Number of trees provided x 30% =
- C. % Low maintenance / drought and salt tolerant required:  
Number of trees provided x 50% =
- D. Street Trees (maximum average spacing of 20' o.c.):  
\_\_\_\_ 63 \_\_\_\_ linear feet along street divided by 20' =
- E. Street tree species allowed directly beneath power lines:  
(maximum average spacing of 20' o.c.):  
\_\_\_\_ linear feet along street divided by 20' =

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12=
- B. % Native shrubs required: Number of shrubs provided x 50%=

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%=
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

\*PROPOSED LOT TREES (12)

+ 3 BLACK CALABASH (NATIVE)  
+ 3 TABEBUIA BAHAMENSIS  
+ 6 LIGUSTRUMS TREE

\*\*PROPOSED SHRUBS (100)

+ 40 JAMAICAN CAPER (NATIVE)  
+ 40 SIMPSON STOPPER (NATIVE)  
+ 5 BAYSLUMS (NATIVE)  
+ 5 PLUMERIA EMERGINATA

\*\*\*PROPOSED LARGE SHRUBS/SMALL TREES (11)

+ 5 BAYRUM TREES (BUSH FORM) (NATIVE)  
+ 6 LIGUSTRUMS (BUSH FORM)

\*\*\*PROPOSED STREET TREES (4)

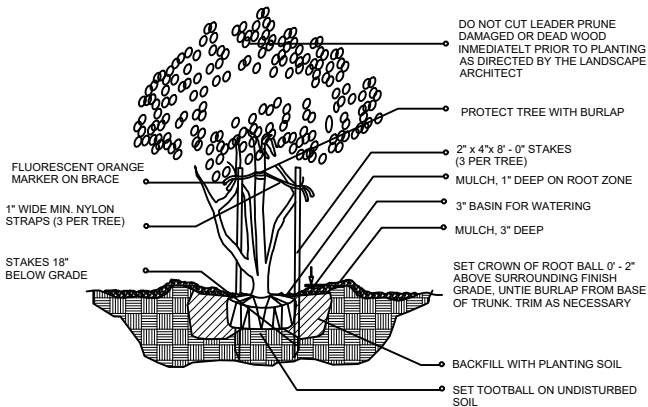
+ 4 SILVER BUTTONWOOD (NATIVE)



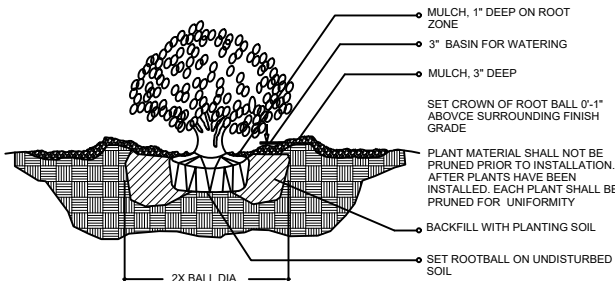
ABBREVIATIONS:

g.t.=Gray Trunk. SPD.=Spread.  
c.t.=Clear Trunk. NAT.=Native specie.  
o.c.=On Center. g.w.=Gray Wood  
B&B=Balled and Burlaped. min.=minimum  
o.a.=Overall Height.

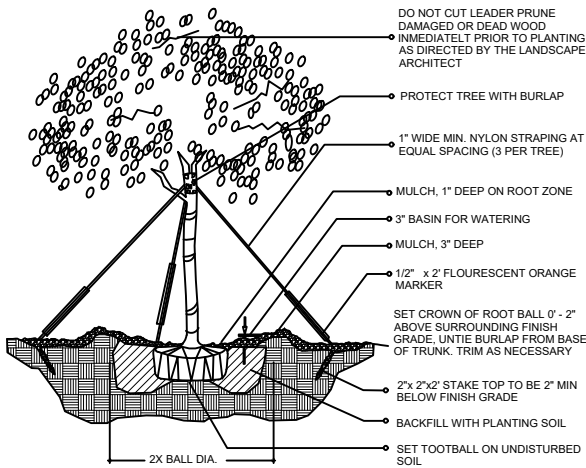
\*SC= Shrubs counted toward shrubs requirement.  
\*TC= Tress/Palm counted toward Tree requirement.  
EC= Energy Conservation Zone



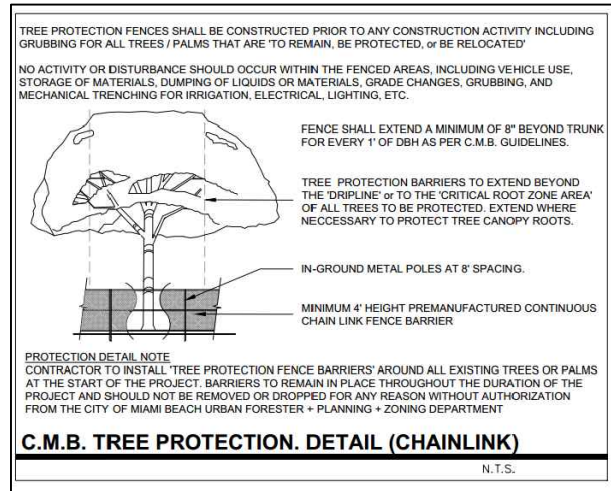
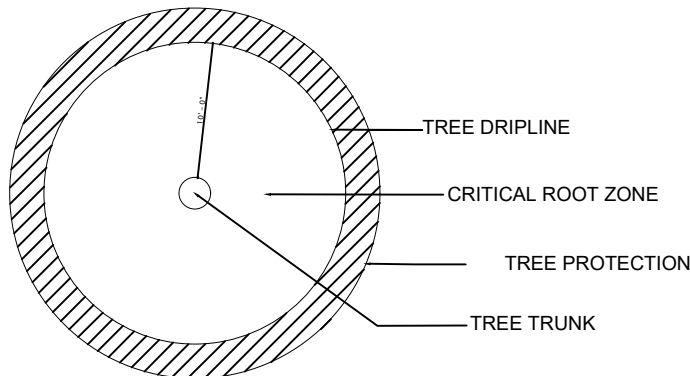
MULTI-TRUNK AND SMALL TREE (2" cal. and under) / PLANTING DETAIL



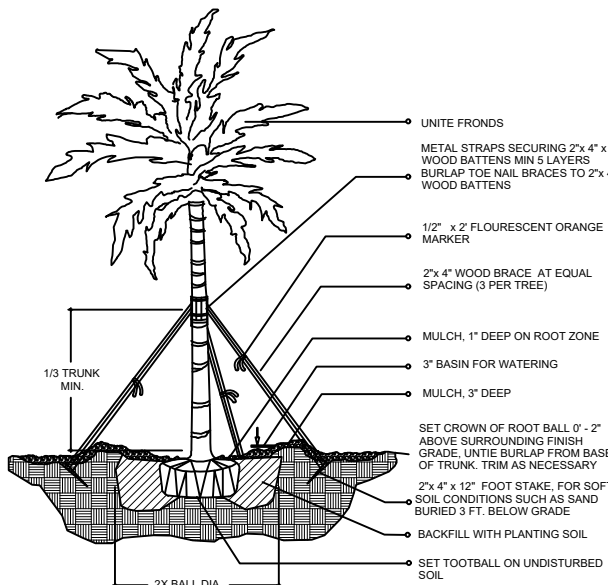
SHRUB / PLANTING DETAIL



(2" cal. and over)  
LARGE TREE / PLANTING DETAIL



C.M.B. TREE PROTECTION. DETAIL (CHAINLINK)



LARGE PALM / PLANTING DETAIL

EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, Fl, 33149  
(305)785-8256  
LA Theresa Wymer LA0667363  
Mercedes B. Porcari

STILLWATER RESIDENCE

1015 Stillwater Dr  
Miami Beach, FL 33141

SHEET TITLE

LANDSCAPE  
DETAILS

ISSUE DATE

05/17/2022

REVISION

DATE

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CR

SCALE

SEAL

THERESA WYMER  
LA6667363

SHEET NUMBER

LA.02





EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149  
(305) 785-8256  
LA Theresa Wymer LA0667363  
Mercedes B. Porcari

STILLWATER RESIDENCE

1015 Stillwater Dr  
Miami Beach, FL 33141

SHEET TITLE

LANDSCAPE  
ELEVATIONS 1

ISSUE DATE

05/17/2022

REVISION

DATE

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CR

SCALE

SEAL

THERESA WYMER  
LA06667363

SHEET NUMBER

LA.03





**EXOTICSCAPE & ASSOCIATES**  
**LANDSCAPE ARCHITECTURE**  
181 Harbor Dr. Key Biscayne, FL 33149  
(305)785-8256  
LA Theresa Wymer LA0667363  
Mercedes B. Porcari

**STILLWATER RESIDENCE**  
1015 Stillwater Dr  
Miami Beach, FL 33141

SHEET TITLE	
LANDSCAPE ELEVATIONS 2	
ISSUE DATE	
05/17/2022	
REVISION	
DATE	
DESIGN	
MERCEDES PORCARI	
DRAWN	
ROBERTO CR	
SCALE	
SEAL	
THERESA WYMER LA6667363	
SHEET NUMBER	
LA.04	